

PHILIP WOOLLER

SALE AGREED



GODOLPHIN ROAD W12 • SHEPHERD'S BUSH
£2,150,000 FREEHOLD



- 4 double bedrooms
- 3 bathrooms (1 en suite)
- WC / cloakroom
- Double reception room with open fireplace
- Kitchen / dining area (German with Miele appliances)
- 2nd reception / family space
- Architecturally designed W-facing garden
- Underfloor heating throughout
- Sonos system with B&W in ceiling speakers

Type
Victorian family house

Gross internal floor area
2185 sq ft / 203 sq m approx.

Nearest stations
Shepherd's Bush Market and Goldhawk Road (Hamm & City and Circle Line) Shepherd's Bush (Central Line)

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Godolphin Road, W12

Approximate Gross Internal Area 203 sq m / 2185 sq ft
Including Eaves Storage of 11 sq m / 118 sq ft



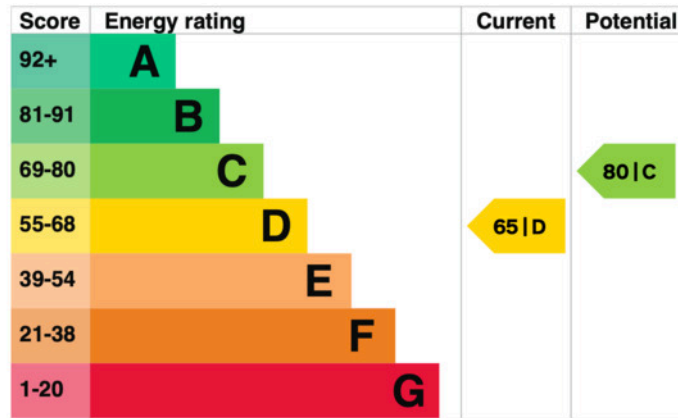
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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