

# PHILIP WOOLLER

## FOR SALE



BASSEIN PARK ROAD W12 • WENDELL PARK  
£1,400,000 FREEHOLD



- 3 double bedrooms
- Generous bathroom
- Cloakroom / WC
- Utility room / cellar storage
- Double reception room,
- Kitchen / dining room
- Secluded patio garden
- Tastefully refurbished throughout

Type  
Victorian end terraced house

Gross internal floor area  
1593 sq ft / 148 sq m approx.

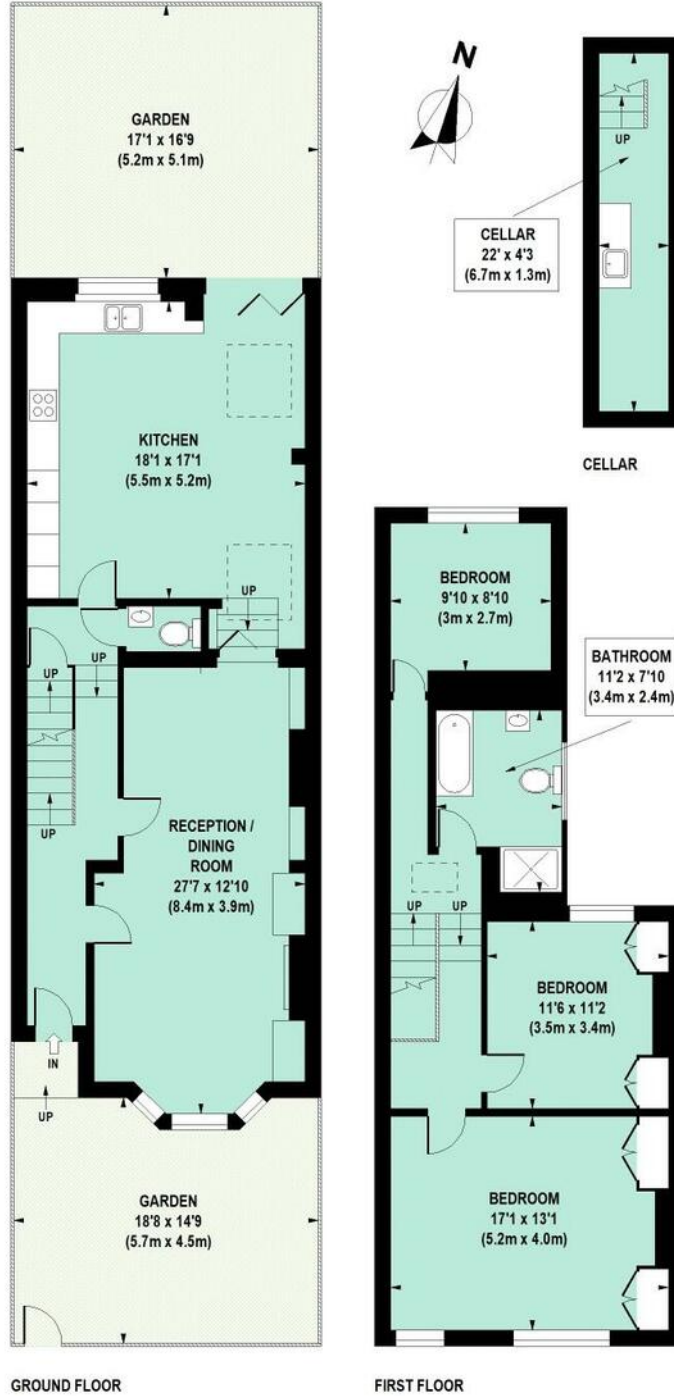
Nearest stations  
Stamford Brook (District Line)

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### Bassein Park Road, W12

Approximate Gross Internal Area 148 sq m / 1593 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

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

### IMPORTANT NOTICE

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