

# PHILIP WOOLLER

## SALE AGREED



BECKLOW ROAD W12 • WENDELL PARK  
£1,500,000 FREEHOLD



- 4 bedrooms with impressive master suite
- 2 bathrooms and a shower room
- Guest WC / cloakroom
- Double reception
- Kitchen / dining room
- Secluded south facing garden

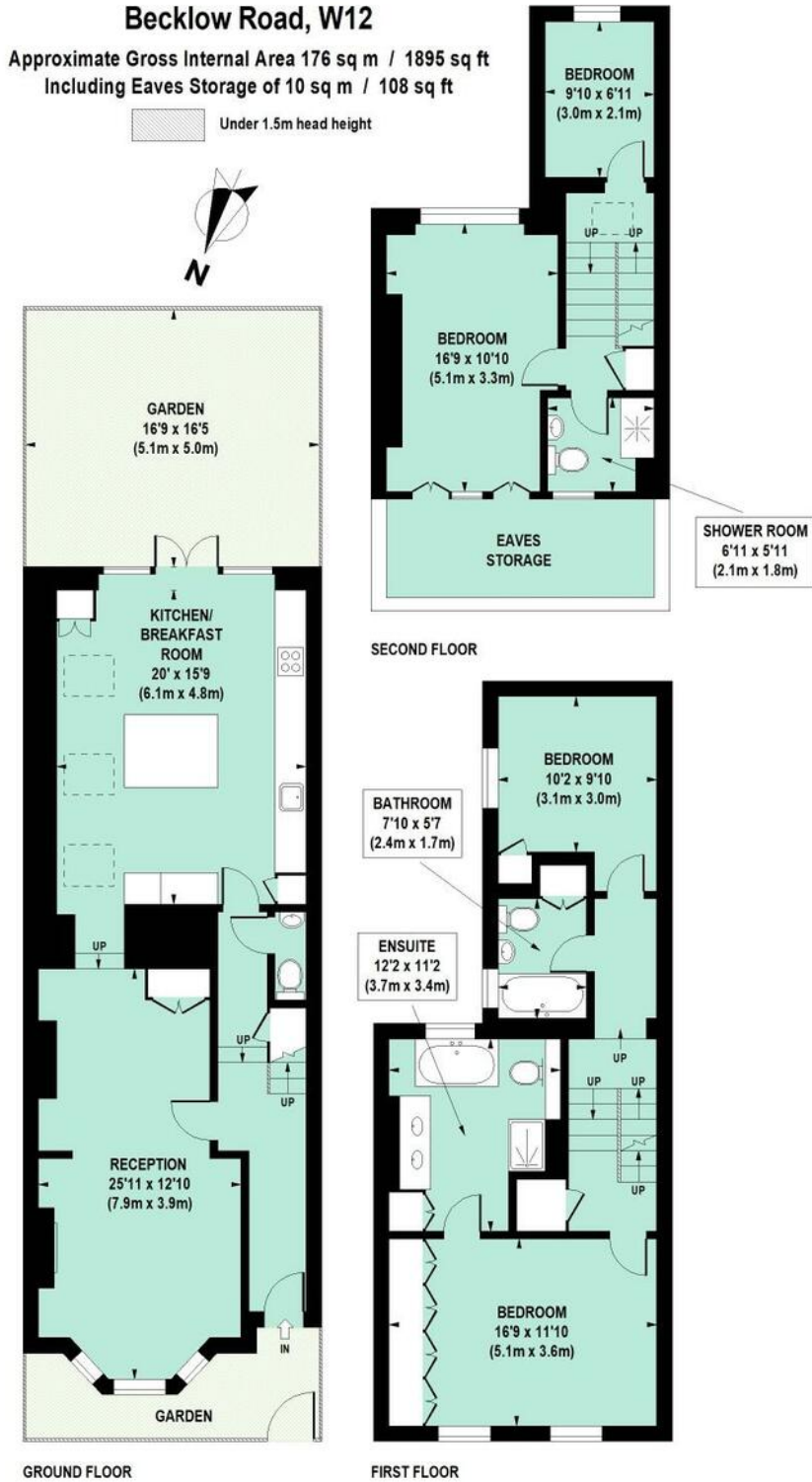
Type  
Victorian family house

Gross internal floor area  
1895 sq ft / 176 sq m approx.

Nearest stations  
Stamford Brook and Ravenscourt Park  
(District Line) Goldhawk Road (Hamm  
& City and Circle Lines)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 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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