

PHILIP WOOLLER

FOR SALE



ASKHAM ROAD W12 • ASKEW ROAD AREA
GUIDE PRICE £950,000 FREEHOLD



- Unique detached house - first time to market
- 2 double bedrooms
- Bathroom and shower room en suite
- Cloakroom / laundry room
- 20' square reception room
- Kitchen open plan
- Terraced courtyard garden (south facing)
- Great light and ample storage

Type
Detached architect designed modern house

Gross internal floor area
1098 sq ft / 102 sq m approx.


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

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Approximate Gross Internal Area 102 sq m / 1098 sq ft

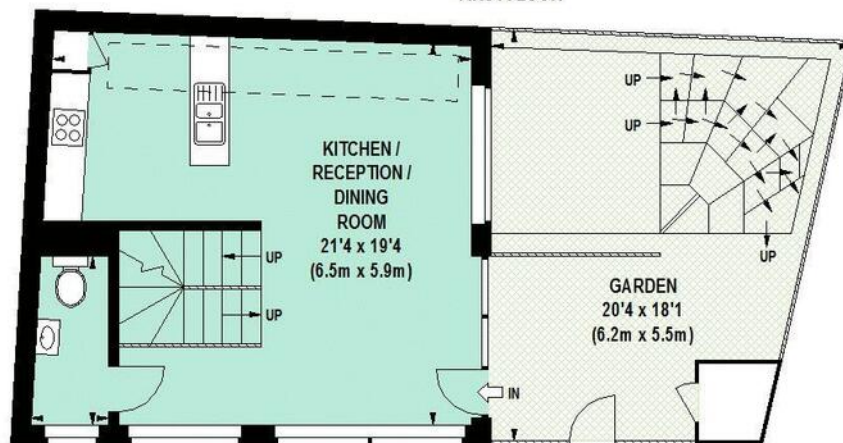
 Under 1.5m head height



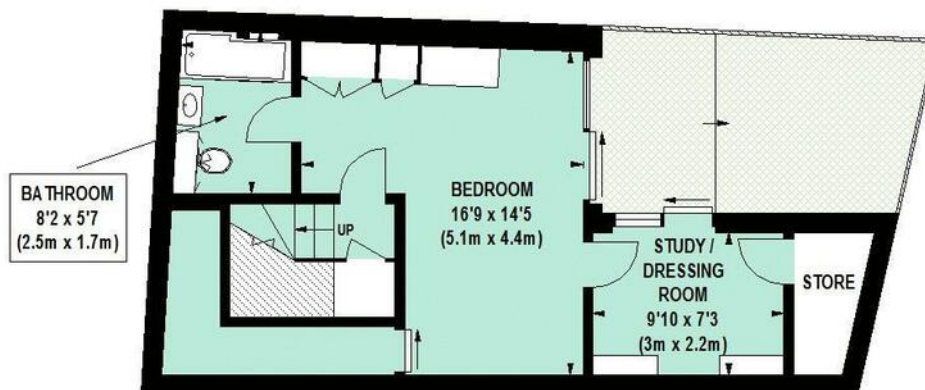
SHOWER ROOM
6'7 x 5'7
(2.0m x 1.7m)



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

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

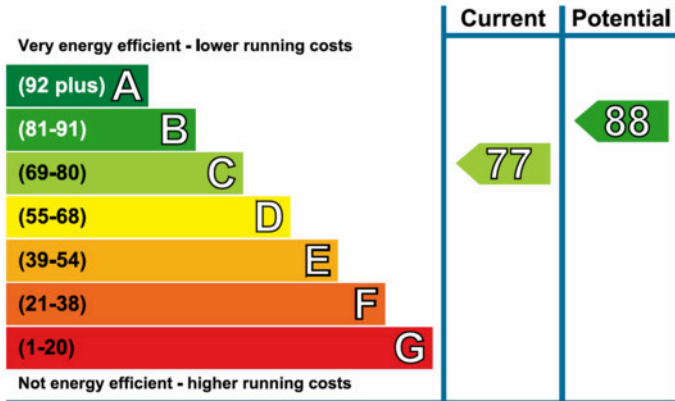
Illustration for identification purposes only, not to scale

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

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Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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