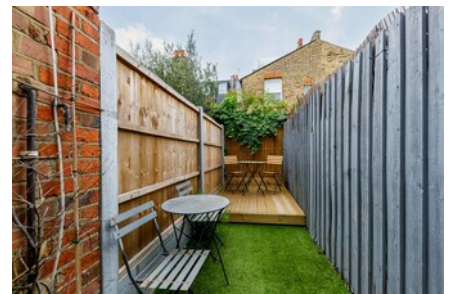


# PHILIP WOOLLER

## FOR SALE



OAKLANDS GROVE W12 • SHEPHERD'S BUSH  
£545,000 SHARE OF FREEHOLD



- 2 double bedrooms
- Bathroom
- Reception with fireplace
- Kitchen open plan
- Private Gardens - front and rear
- Good storage

Type  
Edwardian ground floor garden flat

Gross internal floor area  
635 sq ft / 59 sq m approx.

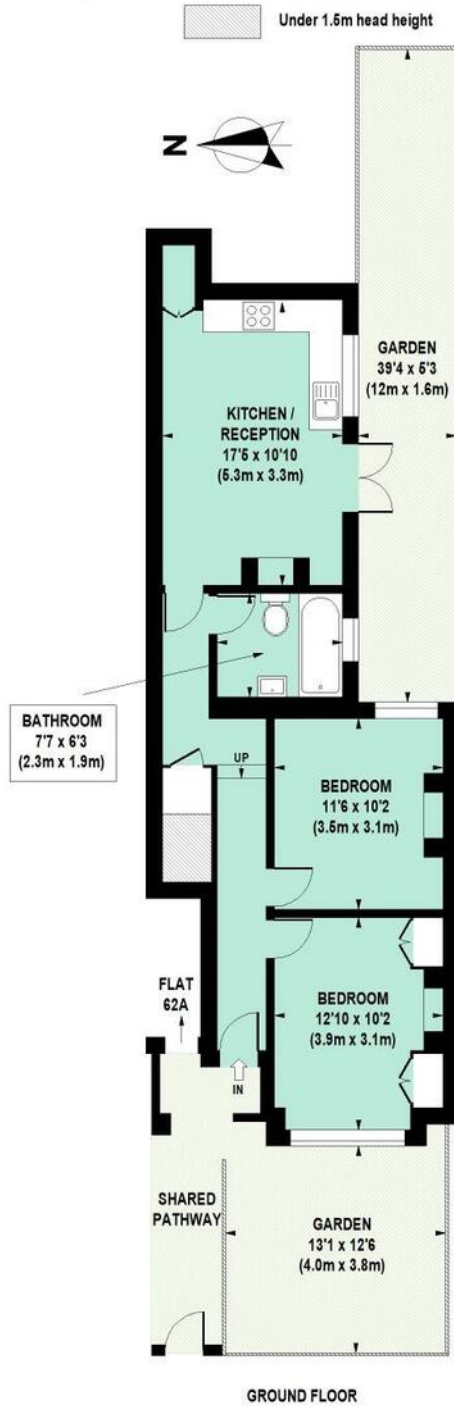
Nearest stations  
Shepherd's Bush Market ( Hamm & City and Circle Line )  
White City and Shepherd's Bush ( Central Line )  
Acton Central ( Overground )

# PHILIP WOOLLER

## FOR SALE

### Oaklands Grove, W12

Approximate Gross Internal Area 59 sq m / 635 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

# PHILIP WOOLLER

## FOR SALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	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

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Philip Wooller Ltd in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Philip Wooller Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show

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4. VAT: The position relating to the property may change without notice.