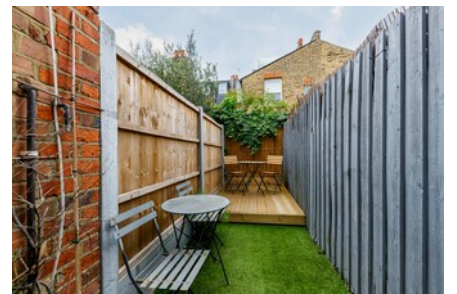


PHILIP WOOLLER

FOR SALE



OAKLANDS GROVE W12 • SHEPHERD'S BUSH
£535,000 SHARE OF FREEHOLD



- 2 double bedrooms
- Bathroom
- Reception with fireplace
- Kitchen open plan
- Private Gardens - front and rear
- Fully damp proofed under guarantee
- French drainage installed under guarantee
- Acoustic insulation fitted
- EPC - C

Type
Edwardian ground floor garden flat

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

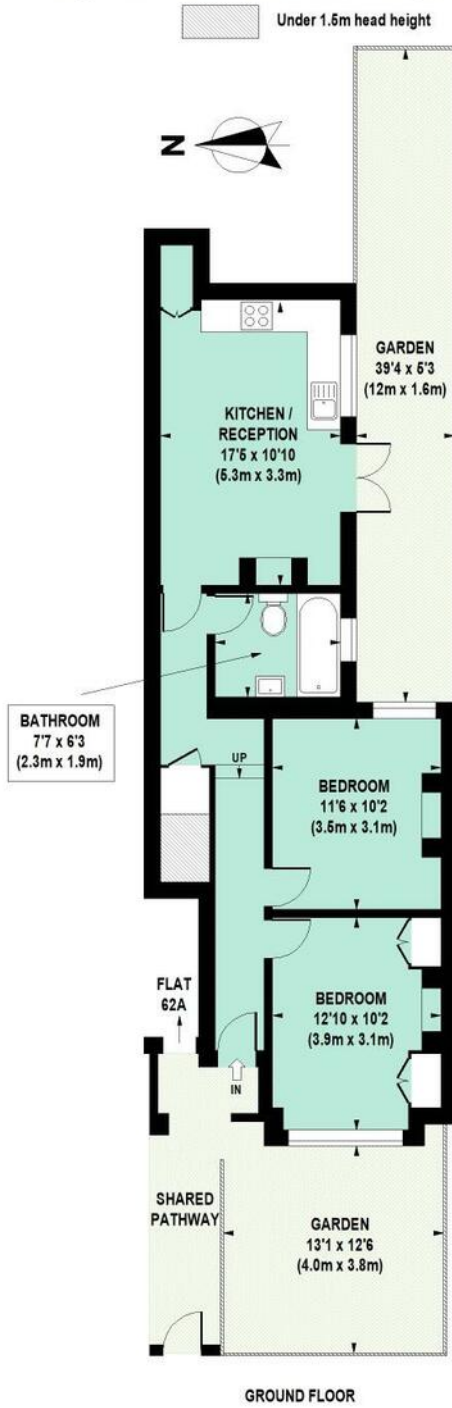
Nearest stations
Shepherd's Bush Market (Hamm & City and Circle Line) White City and Shepherd's Bush (Central Line) Acton Central (Overground)

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

only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alternations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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