

PHILIP WOOLLER

SALE AGREED



COBBOLD ROAD W12 • WENDELL PARK
£1,385,000 FREEHOLD



- 4 double bedrooms
- 2 bathrooms
- Cloakroom / WC
- Double reception room
- Kitchen / dining room
- Walled Garden (South facing)
- Eaves Storage
- A minute from Wendell Park

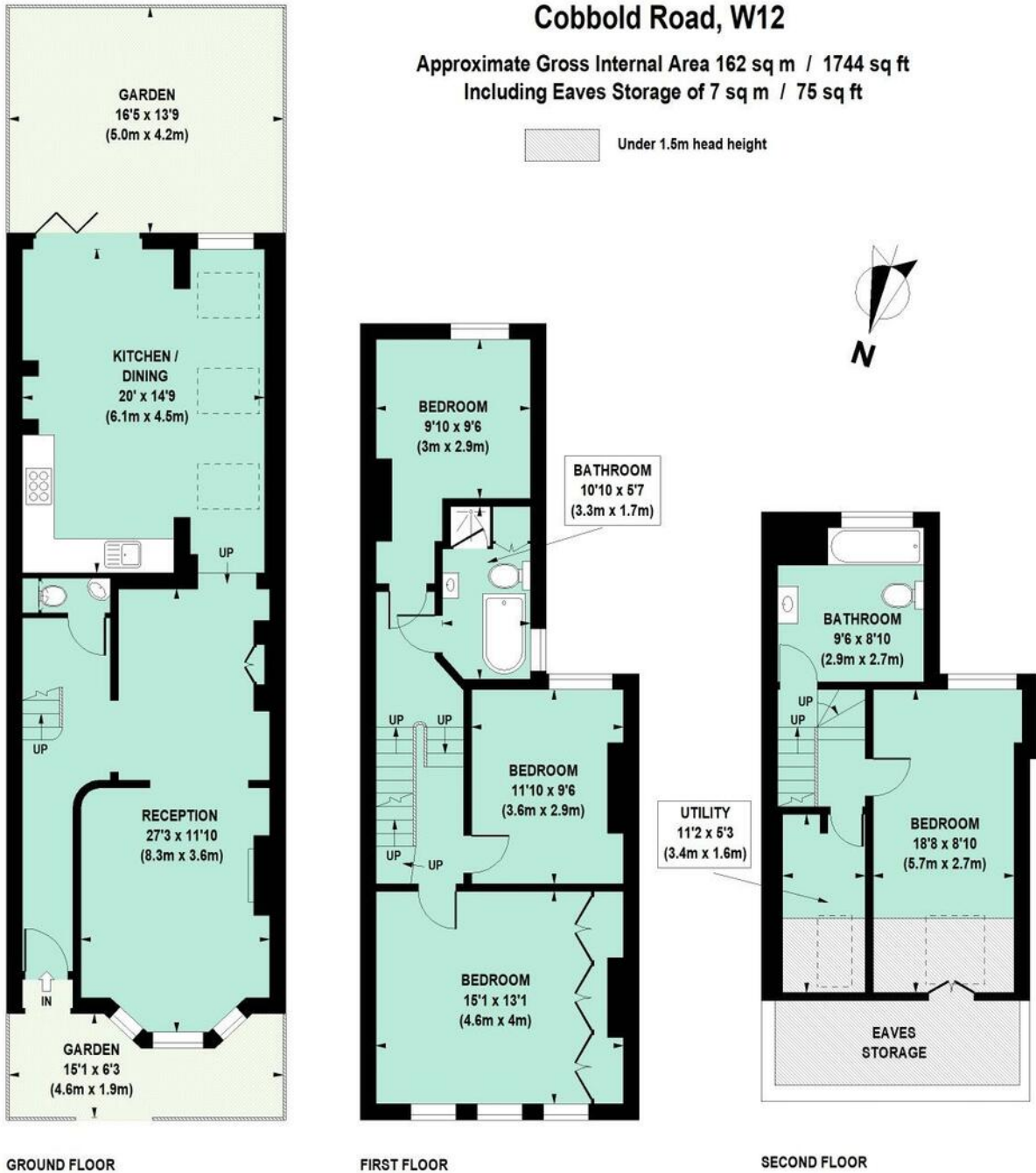
Type
Victorian family house

Gross internal floor area
1744 sq ft / 162 sq m approx.

Nearest stations
Stamford Brook (District Line)
Turnham Green Terrace (Piccadilly
and District Lines) Acton Central (Overground)

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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 | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 67 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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