

# PHILIP WOOLLER

## TO LET



STANLAKE ROAD W12 • SHEPHERD'S BUSH  
£385 PW / £1668 PCM



- 1 double bedroom
- Bathroom
- Reception room with fireplace
- Kitchen open plan
- High ceiling
- Minutes from transport
- Storage
- EPC - D

Type  
First floor flat

Gross internal floor area  
409 sq ft / 38 sq ft approx.

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

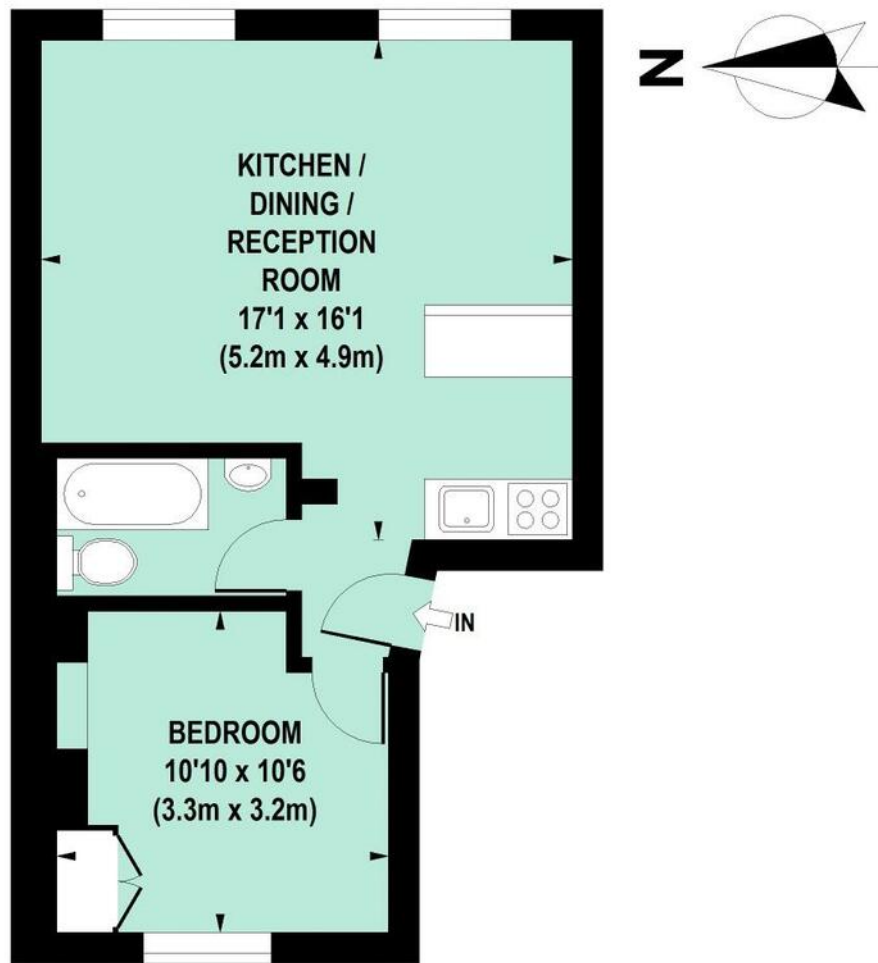
Council Tax Band  
C - £1232.68

# PHILIP WOOLLER

## TO LET

### Stanlake Road, W12

Approximate Gross Internal Area 38 sq m / 409 sq ft



FIRST FLOOR

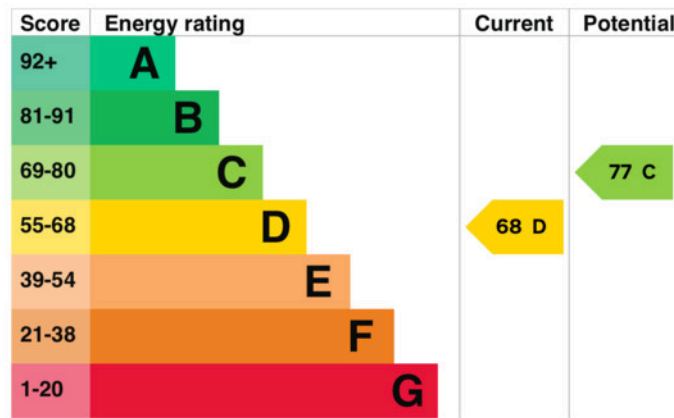
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

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

# PHILIP WOOLLER

## TO LET



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.