

PHILIP WOOLLER

SALE AGREED



STARFIELD ROAD W12 • ASKEW ROAD AREA
£1,300,000 FREEHOLD



- 4 double bedrooms
- 2 Bathrooms
- Double reception room with fireplace
- Kitchen / dining room
- Generous garden
- Eaves storage
- Additional side entrance and storage
- Good light and pleasant aspects

Type
Victorian end terraced house

Gross internal floor area
1550 sq ft / 144 sq m approx.incl.side storage


Nearest stations
Stamford Brook (District Line)

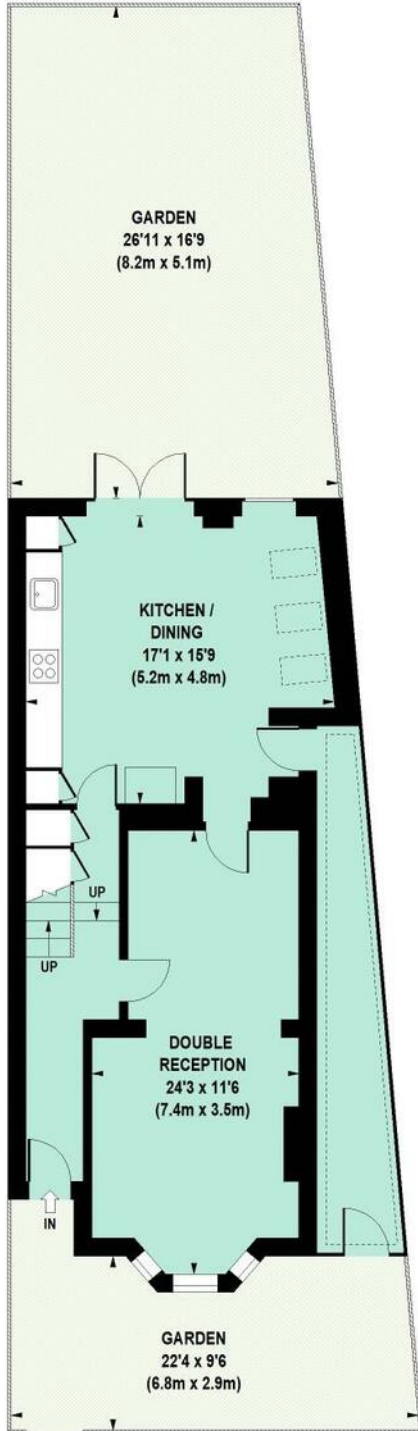
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Approximate Gross Internal Area 135.5 sq m / 1459 sq ft
Excluding Covered side return of 8.5 sq.m / 91 sq.ft
Including Eaves Storage of 5 sq m / 54 sq ft

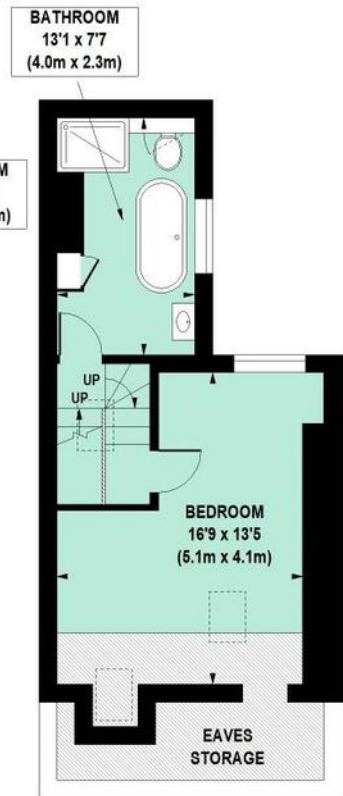
 Under 1.5m head height



GROUND FLOOR



FIRST FLOOR



SECOND 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 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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