

# PHILIP WOOLLER

## FOR SALE



SEDGFORD ROAD, LONDON W12 • ASKEW ROAD AREA  
GUIDE PRICE £1,275,000 FREEHOLD



- 3 double bedroom
- Bathroom and shower room en suite
- Cloakroom / WC
- Double reception room
- Kitchen / dining room
- 74' west facing garden with open aspect
- Scope for extension STPP
- EPC - D

Type  
Edwardian family house

Gross internal floor area  
1335 sq ft / 124 sq m approx.excl. loft

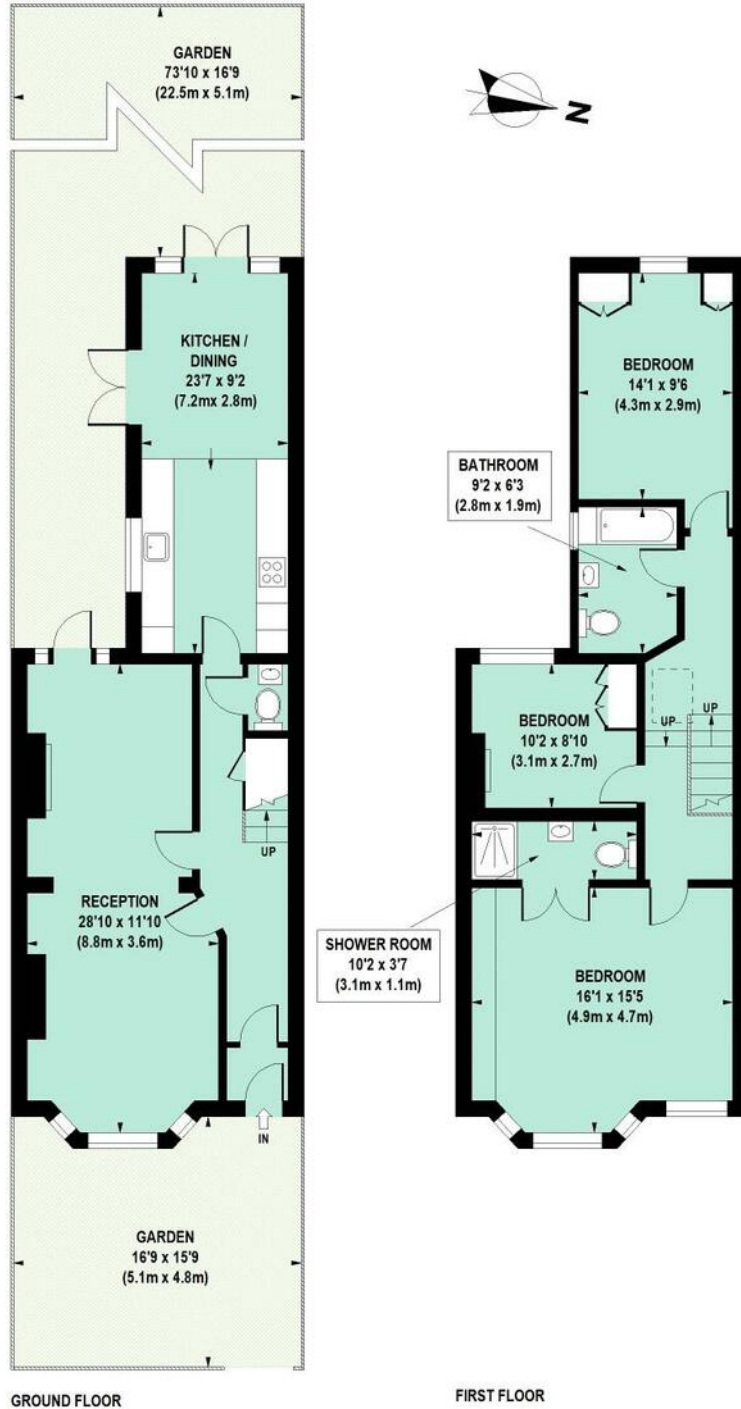
Nearest stations  
Shepherd's Bush Market ( Hamm & City and Circle Line ) White City and Shepherd's Bush ( Central Line ) Acton Central ( Overground )

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### Sedgeford Road, W12

Approximate Gross Internal Area 124 sq m / 1335 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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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2. Photos etc: The photographs show

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