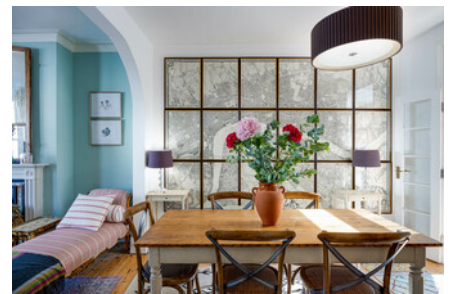


PHILIP WOOLLER

FOR SALE



COBBOLD ROAD W12 • WENDELL PARK
£1,295,000 FREEHOLD



- 4 bedrooms
- Bathroom and shower room en suite
- Double reception room
- TV / Games room
- Utility room
- Cloakroom / WC
- Patio Garden
- Good built-in and eaves storage
- EPC - C

Type
Victorian family house

Gross internal floor area
1765 sq ft / 164 sq m approx.


Nearest stations
Stamford Brook (District Line)
Turnham Green Terrace (District and Piccadilly Lines)
Shepherd's Bush Market (Ham. & City and Circle Lines)

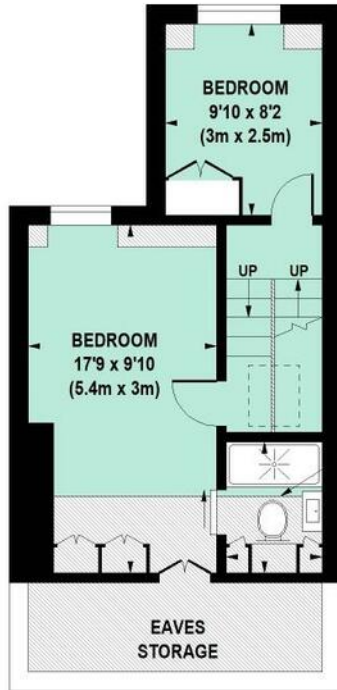
PHILIP WOOLLER

FOR SALE

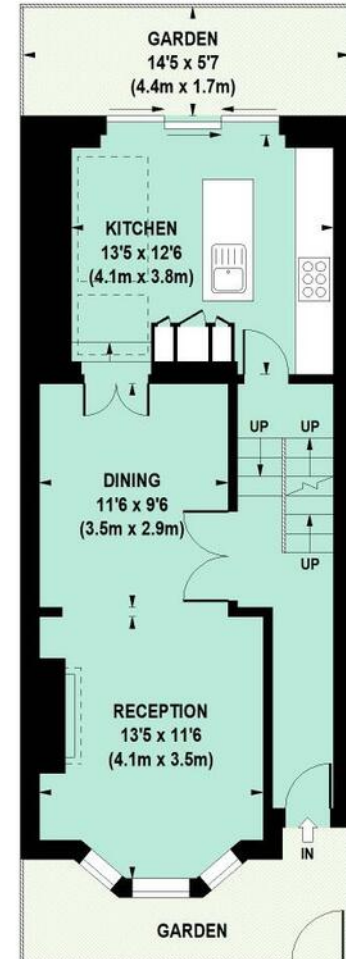
Cobbold Road, W12

Approximate Gross Internal Area 164 sq m / 1765 sq ft
Including Eaves Storage of 6 sq m / 65 sq ft

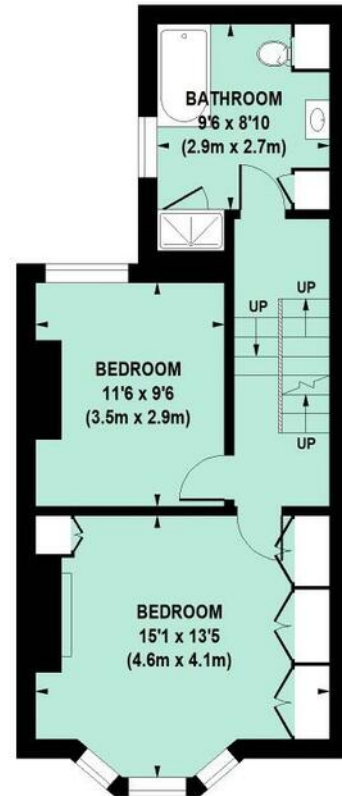
 Under 1.5m head height



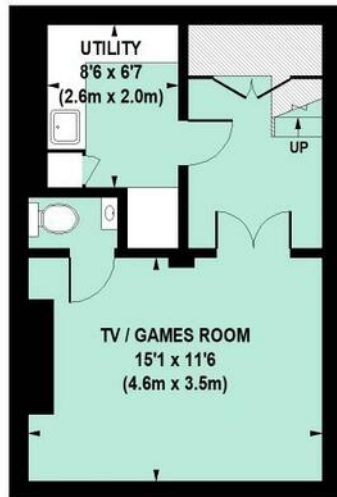
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



CELLAR

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		83 B
69-80	C	69 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

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2. Photos etc: The photographs show

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