

# PHILIP WOOLLER

## FOR SALE



CATHNOR ROAD W12 • SHEPHERD'S BUSH  
£895,000 LEASEHOLD



- 2 double bedrooms
- Bathroom
- Reception room with fireplace
- Kitchen / dining room
- Utility room and storage
- Upper terrace / eating out area
- Terraced south-west facing garden
- Useful separate access to garden
- Long lease - 177 Yrs unexpired term

Type  
Garden maisonette

Gross internal floor area  
1238 sq ft / 115 sq m approx. Incl.  
Garden office

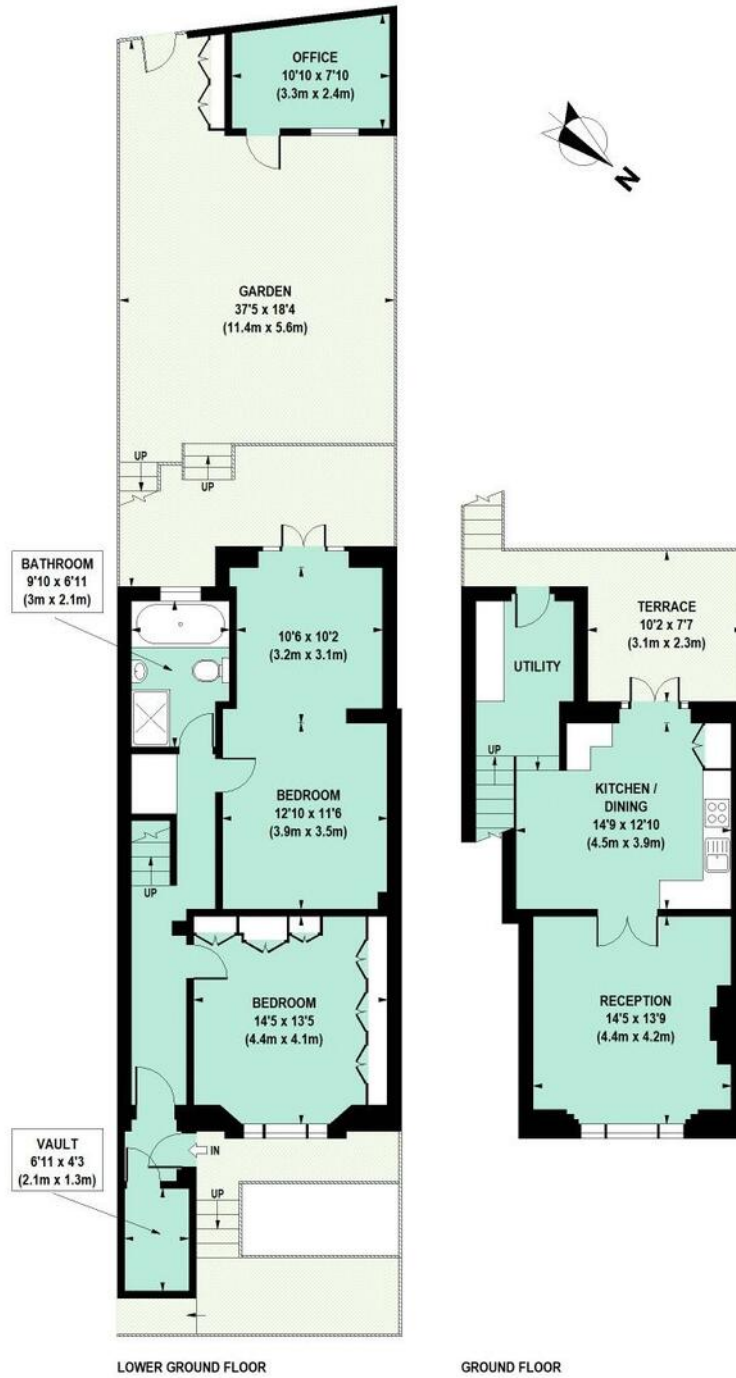
Nearest stations  
Goldhawk Road and Shepherd's Bush  
Market ( Hamm. & City and Circle Lines  
) Ravenscourt Park ( District Line )

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### Cathnor Road, W12

Approximate Gross Internal Area 108 sq m / 1163 sq ft  
Including Vault Area of Approximately 3 sq m / 32 sq ft  
Excluding Office Area of Approximately 7 sq m / 75 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	73 C	77 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

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

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