

# PHILIP WOOLLER

## FOR SALE



DORDRECHT ROAD W3 • ASKEW ROAD AREA  
£1,150,000 FREEHOLD



- 3 double bedrooms
- Study / single bed 4
- Bathroom and shower room en suite
- Cloakroom / WC
- Reception room
- Family kitchen / dining room
- Triple aspect studio with sink (151 sq ft approx.)
- West facing garden / storage
- EPC - C

Type  
Edwardian family house

Gross internal floor area  
1658 sq ft / 154 sq m approx. incl. studio

Nearest stations  
Shepherd's Bush Market ( Hamm. & City lines) Shepherd's Bush and East Acton ( Central Line) Acton Central (Overland)


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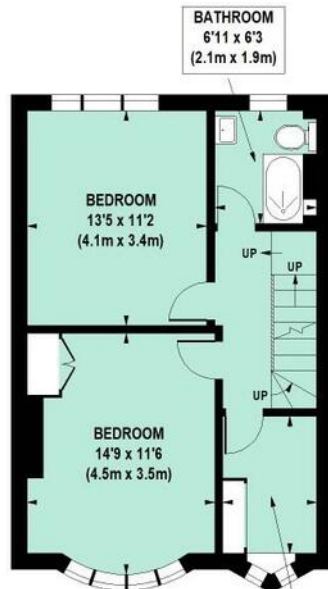
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GROUND FLOOR

**Dordrecht Road, W3**  
Approximate Gross Internal Area 137 sq m / 1475 sq ft  
Studio Area 14 sq m / 151 sq ft  
Storage Area 3 sq m / 32 sq ft  
Total Area 154 sq m / 1658 sq ft

 Under 1.5m head height



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	70 C	79 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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