

PHILIP WOOLLER

FOR SALE



IFFLEY ROAD W6 • BRACKENBURY VILLAGE
£1,795,000 FREEHOLD



- 4 bedrooms
- Study / bed 5
- Bathroom and shower room
- Cloakroom / WC
- Double reception room
- Kitchen / dining room
- 40' Garden with shed
- Cellar / laundry
- EPC - D

Type
Victorian family house

Gross internal floor area
1905 sq ft / 177 sq m approx.


Nearest stations
Hammersmith Broadway (District,
Piccadilly and Hamm & City Lines)
Goldhawk Road (Hamm & City and
Circle Lines)

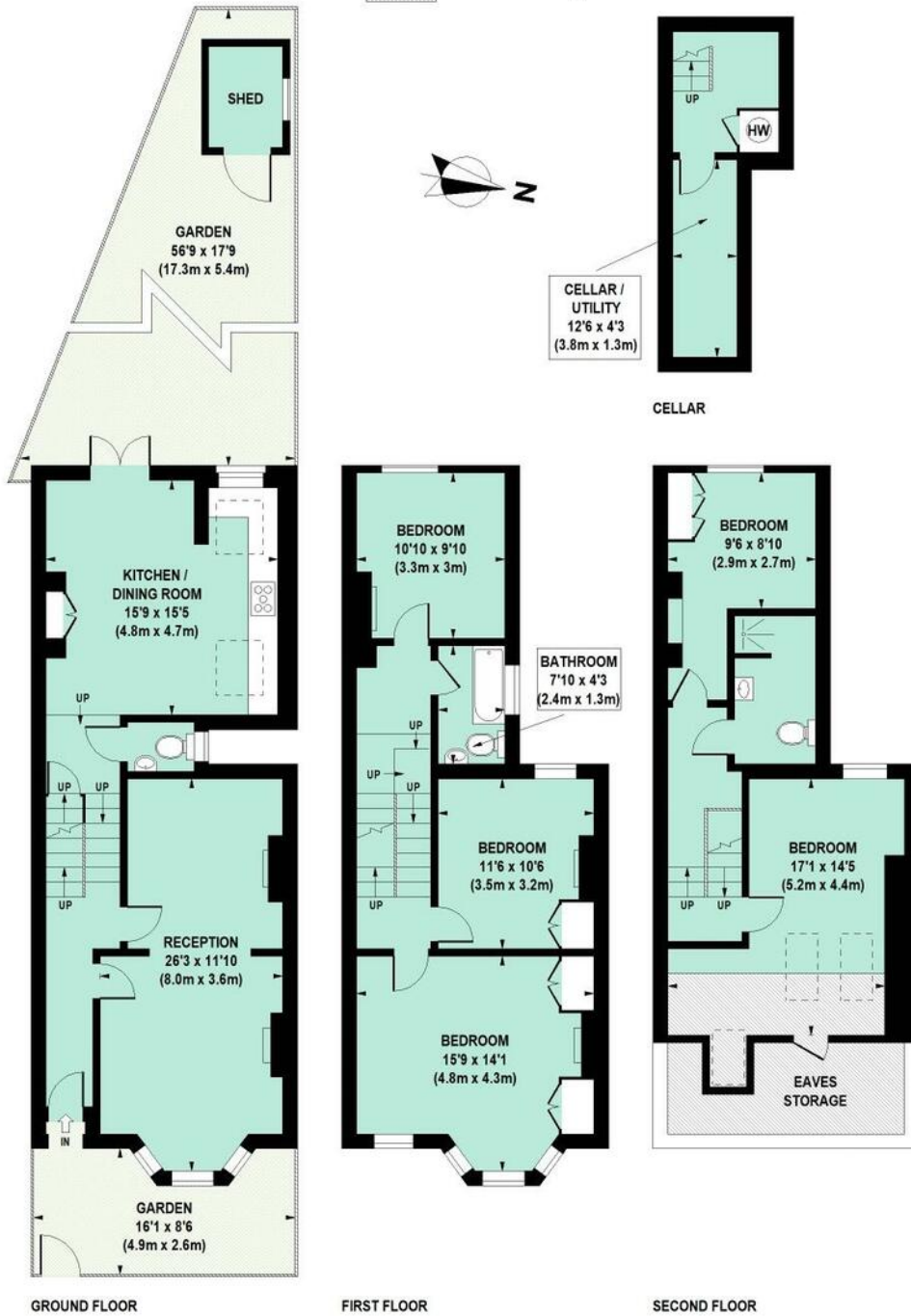
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Approximate Gross Internal Area 177 sq m / 1905 sq ft
Including Eaves Storage of 8 sq m / 86 sq ft

 Under 1.5m head height



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	62 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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