

PHILIP WOOLLER

FOR SALE



AYCLIFFE ROAD W12 • SHEPHERD'S BUSH
£1,250,000 FREEHOLD



- 4 double bedrooms
- Including loft master with en suite shower room
- Study / bed 5
- Bathroom
- Double reception room
- Kitchen / dining room
- Storage and built-in wardrobes to all bedrooms
- Mature 82' south facing garden with sheds
- Balcony / terrace

Type
Edwardian family house

Gross internal floor area
1927 sq ft / 179 sq m approx.

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

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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		80 C
55-68	D	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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