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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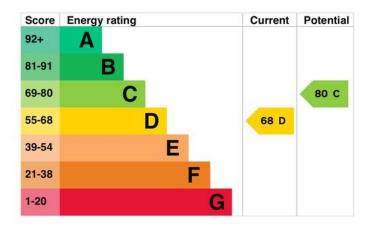
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Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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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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3. Regulations etc: Any reference to alternations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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