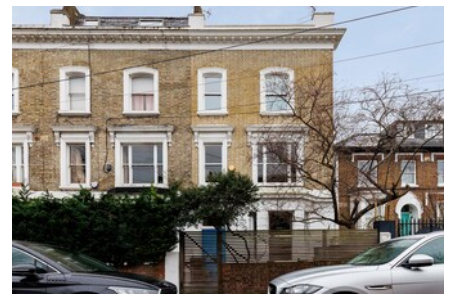


# PHILIP WOOLLER

## FOR SALE



OAKLANDS GROVE W12 • SHEPHERD'S BUSH  
£795,000 FREEHOLD



- 3 double bedrooms
- Generous bathroom
- Reception room with fireplace (5.5m width)
- Kitchen open plan
- Laundry cupboard
- Useful decked flat roof
- Paved front garden with bike store
- Pot. to add additional floor subject to PP
- Leasehold with freehold title

Type  
Upper maisonette

Gross internal floor area  
1087 sq ft / 101 sq m approx.

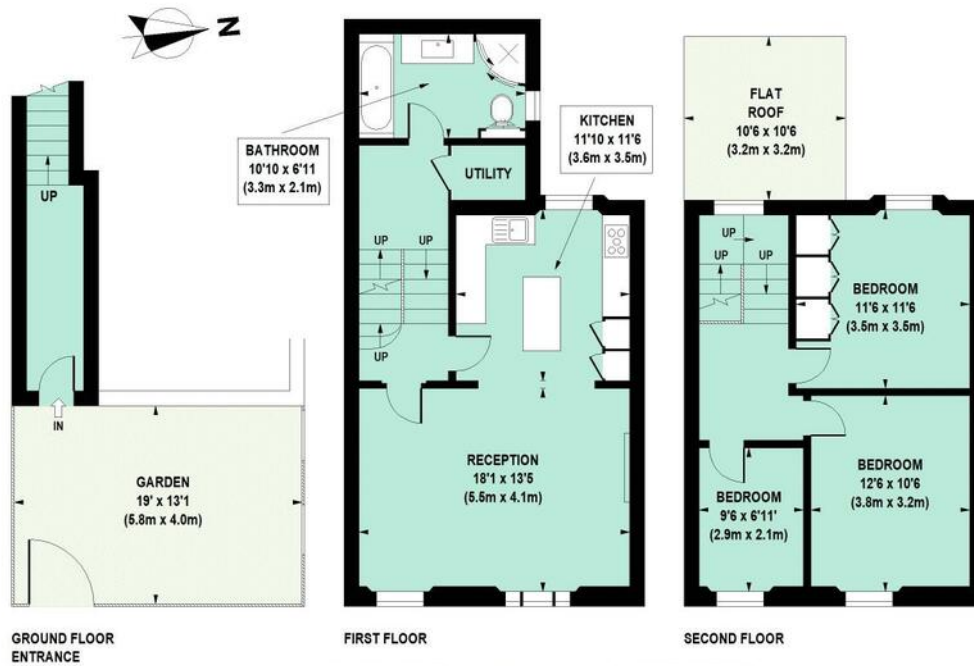
Nearest stations  
Shepherd's Bush Market (Hamm. & City and Circle Lines) White City and Shepherd's Bush (Central Line)

# PHILIP WOOLLER

## FOR SALE

### Oaklands Grove, W12

Approximate Gross Internal Area 101 sq m / 1087 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

# PHILIP WOOLLER

## FOR SALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 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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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.

4. VAT: The position relating to the property may change without notice.