

# PHILIP WOOLLER

## FOR SALE



BECKLOW ROAD W12 • ASKEW ROAD AREA  
£1,300,000 FREEHOLD



- 4 bedrooms
- Bathroom and showroom en suite
- Double reception room
- Kitchen / dining room
- South facing garden
- Good storage
- Nicely interior designed
- EPC - D

Type  
Victorian family house

Gross internal floor area  
1572 sq ft / 146 sq m approx.

Nearest stations  
Stamford Brook ( District Line )  
Turnham Green Terrace ( Piccadilly  
and District 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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