

# PHILIP WOOLLER

## FOR SALE



BASSEIN PARK ROAD, LONDON W12 • WENDELL PARK  
£1,850,000 FREEHOLD



- 4 double bedrooms
- Bathroom
- 2 shower rooms (1 en suite)
- Cloakroom / WC and utility room
- Double reception room
- Kitchen / breakfast room
- Reception 2 / morning room
- 59' south facing garden with open aspect
- Huge scope for extending and modernisation
- EPC - D

Type  
Victorian family house

Gross internal floor area  
2110 sq ft / 196 sq m approx. excl.  
outbuilding

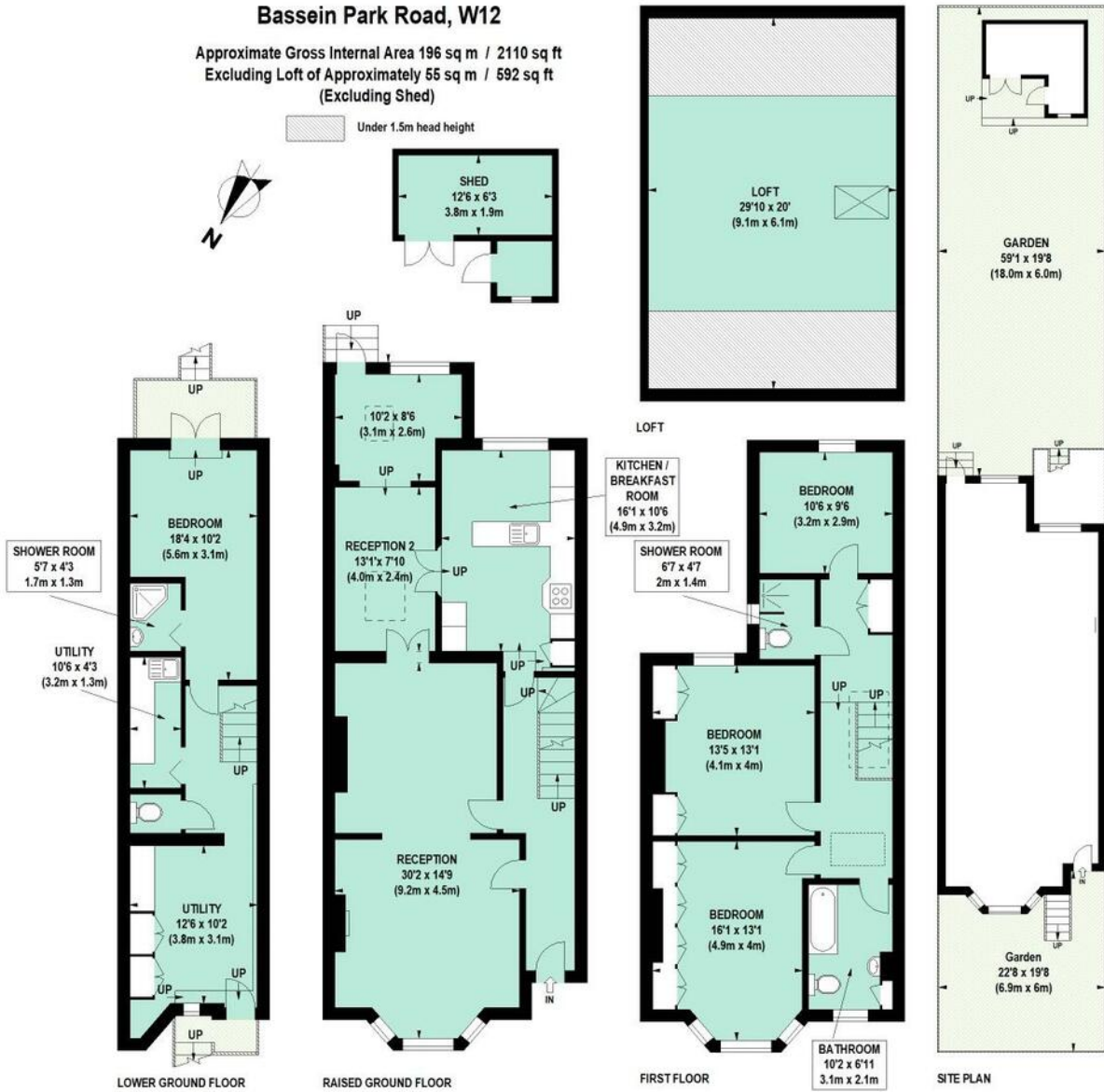
Nearest stations  
Stamford Brook ( District Line )  
Turnham Green Terrace (Piccadilly  
and District Lines)

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### Bassein Park Road, W12

Approximate Gross Internal Area 196 sq m / 2110 sq ft  
 Excluding Loft of Approximately 55 sq m / 592 sq ft  
 (Excluding Shed)



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		77 C
55-68	D	60 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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