

PHILIP WOOLLER

FOR SALE



LARDEN ROAD W3 • ASKEW ROAD AREA
£499,000 LEASEHOLD



- 2 bedrooms
- Bathroom and utility
- Reception room with fireplace
- Kitchen / breakfast room
- 44' private garden
- Long lease (114 years remaining)
- Scope to extend (subject to PP) and improve further
- EPC - C

Type
Edwardian ground floor garden
maisonette

Gross internal floor area
667 sq ft / 62 sq m approx.

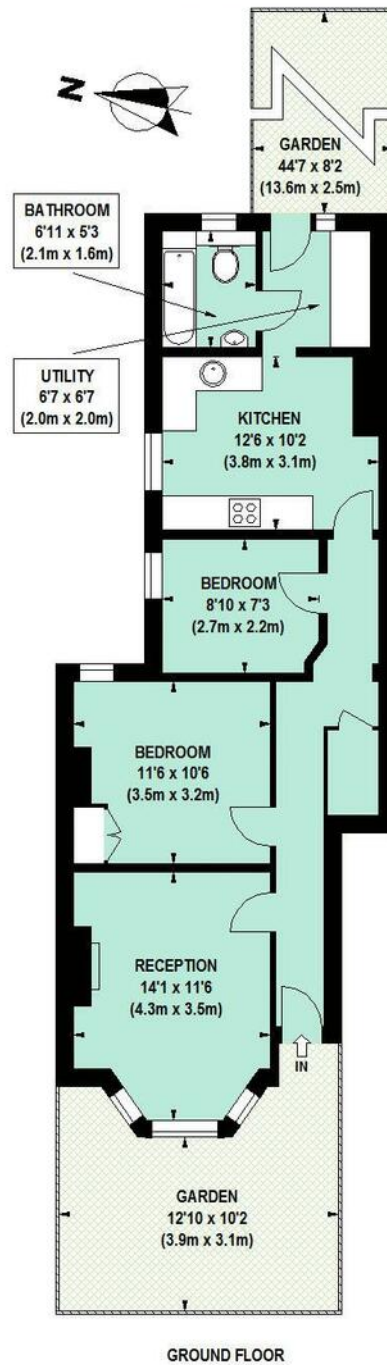
Nearest stations
Stamford Brook (District Line)
Turnham Green Terrace (Piccadilly
and District Lines) Acton Central (Overground)

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Larden Road, W3

Approximate gross internal area
62 sq m / 667 sq ft



GROUND FLOOR

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	70 C	79 C
55-68	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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