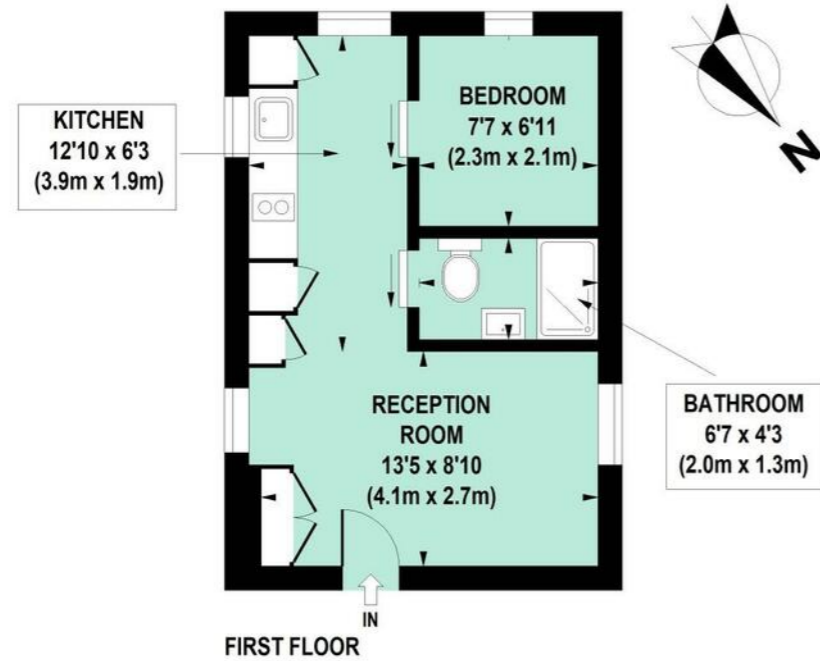


# PHILIP WOOLLER

SALE AGREED

## Rylett Road, W12

Approximate Gross Internal Area 28 sq m / 301 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



RYLETT ROAD W12 • WENDELL PARK  
£315,000 LEASEHOLD

- 1 double bedroom
- Shower room
- Reception room / kitchen area open plan
- Built-in storage
- Triple aspect flat
- Leafy garden outlooks
- Extremely rare conversion
- Long lease - 121Yrs

Type  
First Floor Flat

Gross internal floor area  
301 sq ft / 28 sq m approx.

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

### IMPORTANT NOTICE

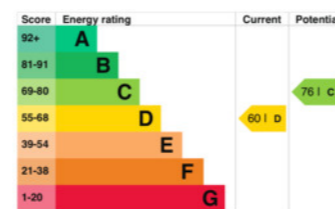
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2. Photos etc: The photographs show

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3. Regulations etc: Any reference to alterations 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.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



