

# PHILIP WOOLLER

## TO LET



FRITHVILLE GARDENS W12 • SHEPHERD'S BUSH  
£495 PW / £2145 PCM



- 2 bedrooms
- Bathroom
- Reception room
- Kitchen open plan
- Integrated appliances
- Light and modern
- Excellent for transport
- EPC - B

Type  
Second floor flat

Gross internal floor area  
527 sq ft / 49 sq approx.

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

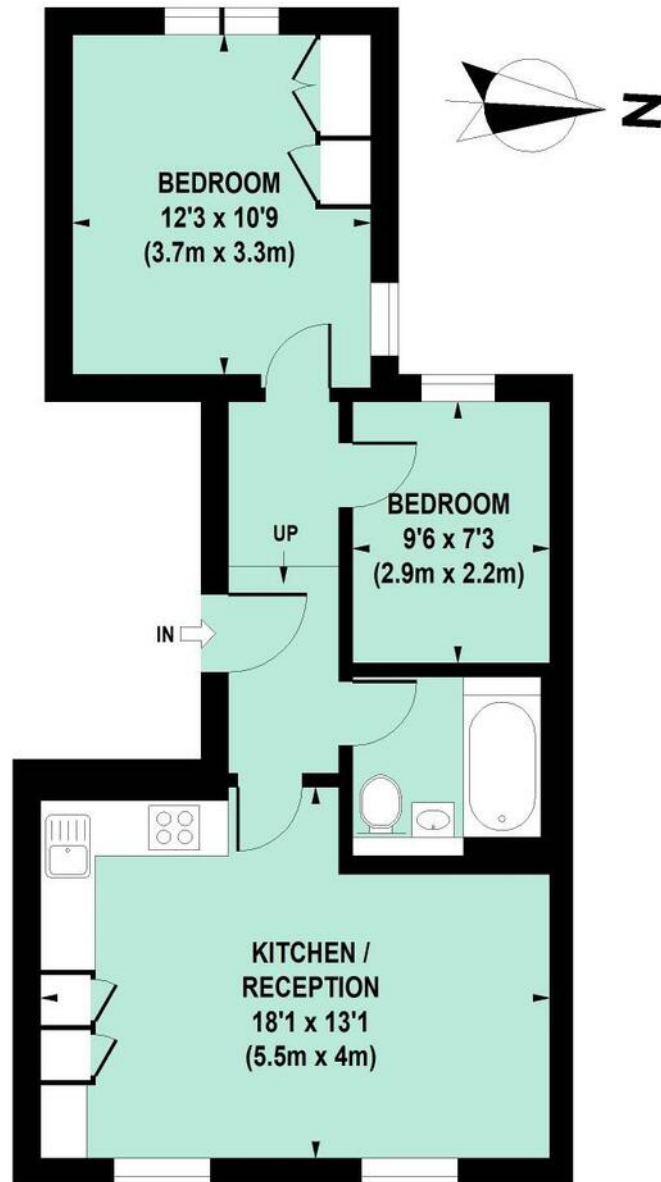
Council Tax Band  
D ( £1386.70 PA )

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### Frithville Gardens, W12

Approximate Gross Internal Area 49 sq m / 527 sq ft



**SECOND 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	81 B	81 B
69-80	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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