

# PHILIP WOOLLER

## TO LET

- 
- 1 double bedroom
  - Refitted bathroom
  - Separate WC
  - Reception room
  - Refitted kitchen
  - Private west facing garden
  - Wardrobes and storage
  - EPC - C

---

Type  
Garden flat

---

Gross internal floor area  
495 sq ft / 46 sq m approx.

---

Nearest stations  
Stamford Brook (District Line)  
Goldhawk Road (Ham. & City and  
Circle Lines)

---

Council Tax Band  
C ( £1232.68 PA )

SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER

TO LET

# PHILIP WOOLLER

## TO LET

### IMPORTANT NOTICE

---

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Philip Wooller Ltd in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Philip Wooller Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show

---

only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alternations 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.