

# PHILIP WOOLLER

## TO LET



JULIAN AVENUE W3  
MONTHLY RENTAL OF £4,150 FREEHOLD



- 4 bedrooms
- Family bathroom
- Cloakroom / WC
- Kitchen / dining room
- Utility room
- Reception room
- Good sized garden
- EPC - E

Type  
Edwardian semi detached family house

Nearest stations  
Acton Mainline (Elizabeth Line)

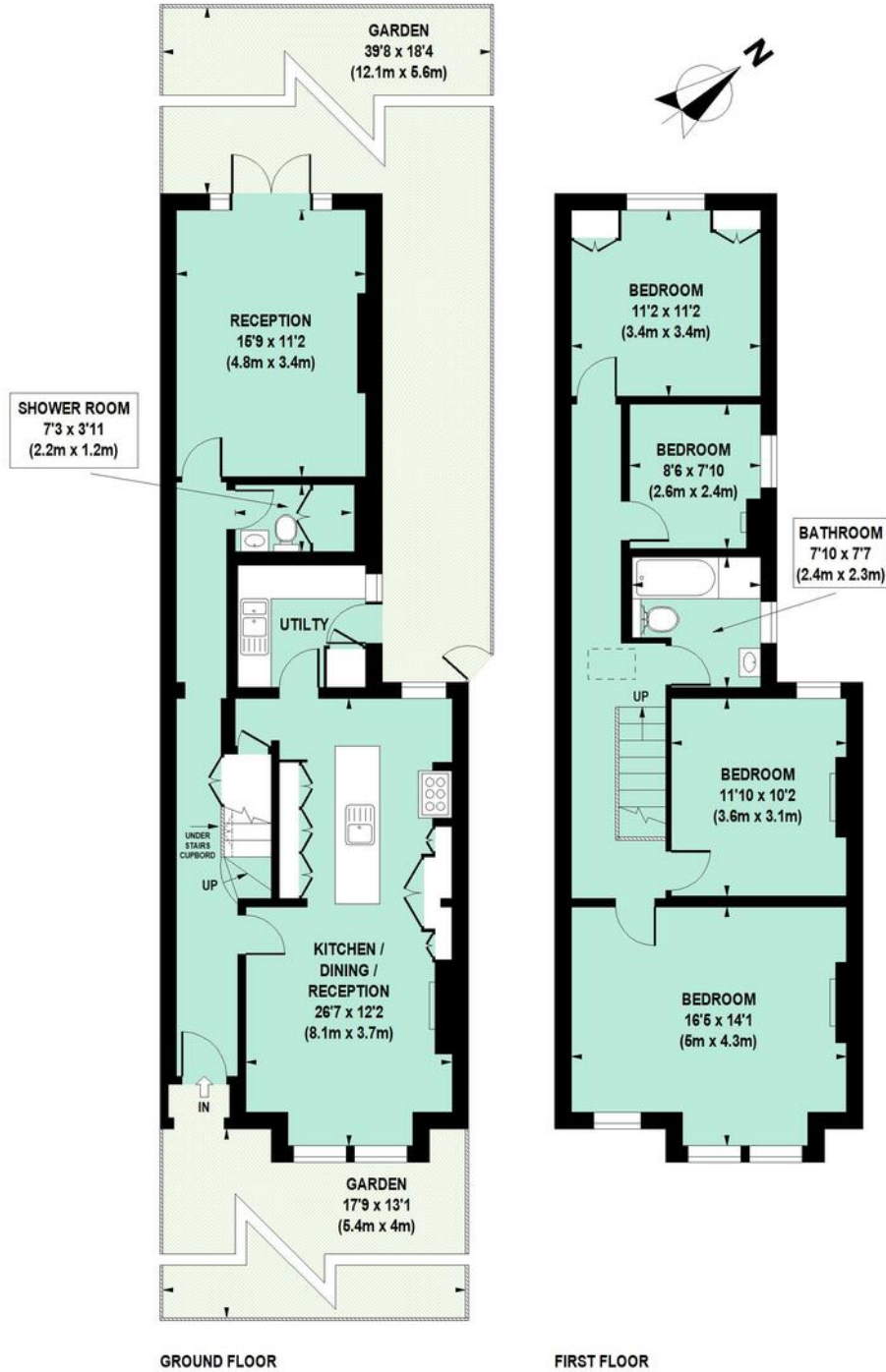
Council Tax Band  
F ( £2814.27 PA )

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Julian Avenue, W3

Approximate Gross Internal Area 135 sq m / 1453 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 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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