# PHILIP WOOLLER

## FOR SALE



IFFLEY ROAD, LONDON • BRACKENBURY VILLAGE £1,825,000 FREEHOLD







- 4 bedrooms
- Double reception room
- 2 bathrooms and cloakroom/WC
- · Kitchen / dining room
- West-facing garden
- Full cellar / storage
- EPC D

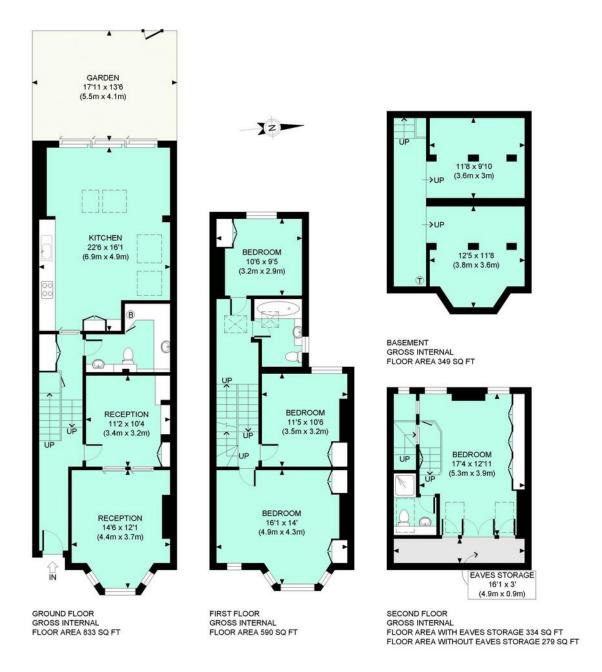
Type Victorian family house

Gross internal floor area 2,106 sq ft / 196 sq m approx

Nearest stations Hammersmith Broadway (District, Piccadilly and Hamm & City Lines ) Goldhawk Road (Hamm & City and Circle Lines)

### PHILIP WOOLLER

## FOR SALE



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2106 SQ FT/ 196 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2051 SQ FT/ 191 SQM

# PROPERTY PHOTO PLANS.CO.UK

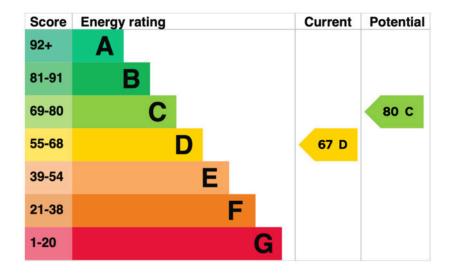
This plan is for illustrative purposes only and should be used as such by any prospective client.

Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

## PHILIP WOOLLER

### FOR SALE



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.

#### 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.