

# 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)

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**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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.

### IMPORTANT NOTICE

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2. Photos etc: The photographs show

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