

# PHILIP WOOLLER

## FOR SALE



MELINA ROAD W12 • ASKEW ROAD AREA  
£565,000 SHARE OF FREEHOLD



- Newly renovated
- Own entrance
- 2 double bedrooms
- Bathroom
- Reception / Kitchen
- Recessed TV nook
- Built - in wardrobes
- Courtyard garden
- EPC - C

Type  
Garden flat

Gross internal floor area  
646 sq ft / 60 sq m approx.

Nearest stations  
Goldhawk Road (Hamm. & City and  
Circle Lines)

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### Melina Road, W12



Approximate Gross Internal Area 60 sq m / 646 sq ft  
Including Store of Approximately 2 sq m / 22 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	72	74	(69-80) <b>C</b>	72	73
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### IMPORTANT NOTICE

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2. Photos etc: The photographs show

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