PHILIP WOOLLER

TO LET



IFFLEY ROAD W6 • BRACKENBURY VILLAGE £1200 PW / £5200 PCM







- 4 double bedrooms
- · Bathroom and shower room en suite
- Double reception room
- · Kitchen / dining room
- Secluded west facing garden
- · Extensive dry cellar storage
- Close to good schools and transport
- EPC D

Type Victorian family house

Gross internal floor area 1668 sq ft / 155 sq m approx.

Nearest stations Ravenscourt Park (District Line) Hammersmith Broadway (Dist. Piccadilly and Hamm.& City Lines) Goldhawk Road (Hamm. & City and Circle Lines)

Council Tax Band G (£2311.28 PA)

PHILIP WOOLLER

TO LET

Iffley Road, W6

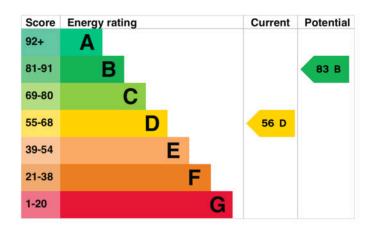
Approximate Gross Internal Area 165 sq m / 1668 sq ft
Including Reduced Head Height Area of Approximately 21 sq m / 226 sq ft



Floor Plan produced for Philip Woolfer 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

PHILIP WOOLLER

TO LET



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

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.