

# 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 )

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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		83 B
69-80	C		
55-68	D	56 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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### IMPORTANT NOTICE

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