

# PHILIP WOOLLER

## FOR SALE



THORPEBANK ROAD W12 • SHEPHERD'S BUSH  
£835,000 FREEHOLD



- 3 double bedrooms
- Bathroom
- Reception with fireplace
- Kitchen / dining room
- Decked garden
- Generous ceiling height
- EPC - D

Type  
Edwardian terraced family house

Gross internal floor area  
1012 sq ft / 94 sq m approx.

Nearest stations  
Shepherd's Bush Market (Hamm. & City  
and Circle Lines) Shepherd's Bush  
(Central Line and overground)

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Approximate Gross Internal Area 94 sq m / 1012 sq ft  
Excluding Eaves Storage of Approximately 14 sq m / 151 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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This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

### IMPORTANT NOTICE

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