

PHILIP WOOLLER

TO LET



STARFIELD ROAD W12 • ASKEW ROAD AREA
£599 PW / £2595 PCM



- 2 bedrooms with wardrobes
- Bathroom with separate shower
- Reception / kitchen open plan
- Integrated appliances
- SE facing private garden
- Newly refurbished/extended
- Incredibly light throughout
- Located quietly off Askew Road
- EPC - D

Type
Ground floor garden flat

Gross internal floor area
678 sq ft / 63 sq m approx.

Nearest stations
Stamford Brook (District Line) and
Ravenscourt Park (District Line)
Goldhawk Road (Hamm.& City and
Circle Lines)

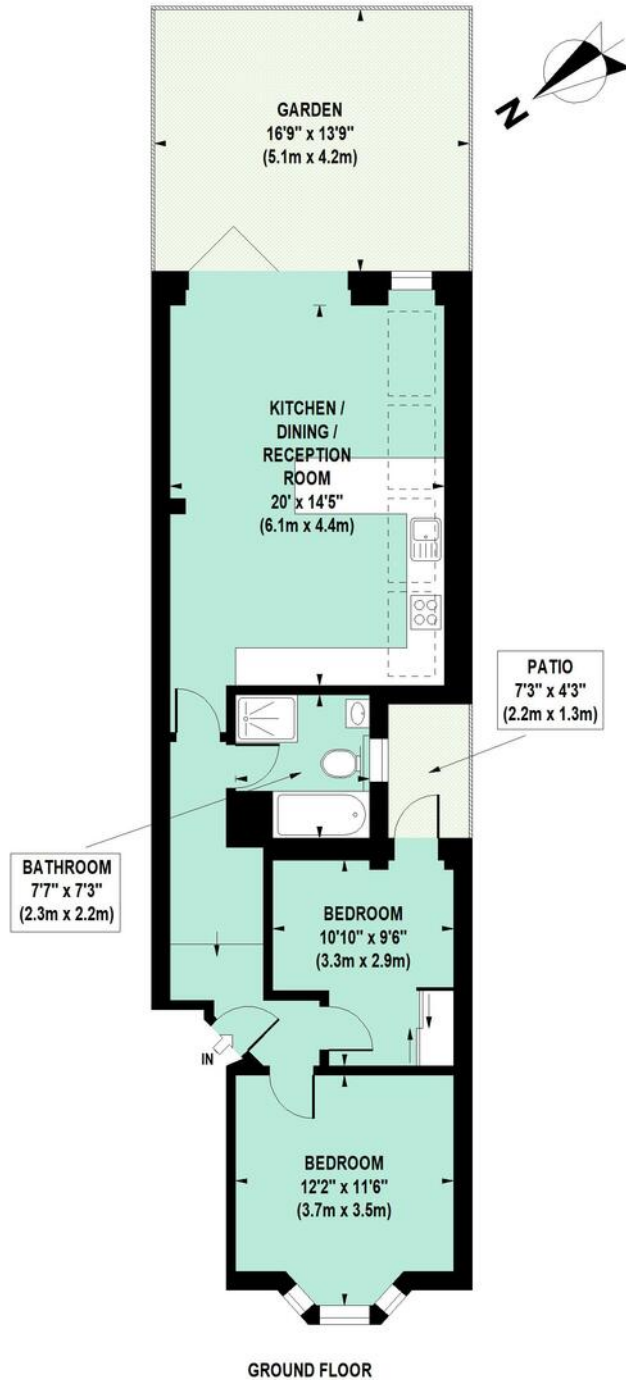
Council Tax Band
C (£1,232.68 PA)

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Starfield Road, W12

Approximate Gross Internal Area 63 sq m / 678 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 rating and score

This property's energy rating is D. It has the potential to be C.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

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).

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