

PHILIP WOOLLER

FOR SALE



PERCY ROAD, LONDON • ASKEW ROAD AREA
£1,950,000 FREEHOLD



- 4 double bedrooms
- 2 bathrooms (1 en-suite)
- Shower room en-suite
- Cloakroom and utility room
- 2 interconnecting reception rooms
- Fabulous kitchen / dining / family room
- Underfloor heating
- Mature garden with studio
- EPC - D 60

Type
Victorian family house

Gross internal floor area
2411 sq ft / 224 sq m incl.studio

Nearest stations
Shepherds Bush Market

PHILIP WOOLLER

FOR SALE


Percy Road, W12

Approximate Gross Internal Area 206 sq m / 2217 sq ft

Including Eaves Storage 3 sq m / 32 sq ft

Excluding Studio 18 sq m / 194 sq ft



 Under 1.5m head height



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

PHILIP WOOLLER

FOR SALE

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		75 C
55-68	D	60 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.

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.