



LONDON ESTATES

## Perrers Road, Hammersmith, W6

£1,525,000 Freehold



 4  3  1  N

# FOR SALE



# LONDON ESTATES



- FOUR DOUBLE BEDROOMS
- SUMMER HOUSE/HOME OFFICE
- THREE BATHROOMS
- FULLY REFUBISHED
- AMAZING LOCATION
- PERIOD PROPERTY

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for dwelling in England and Wales is band D (rating 60).

**Available Date:** No Date

**Council Tax:** F

**Cost:** £1476

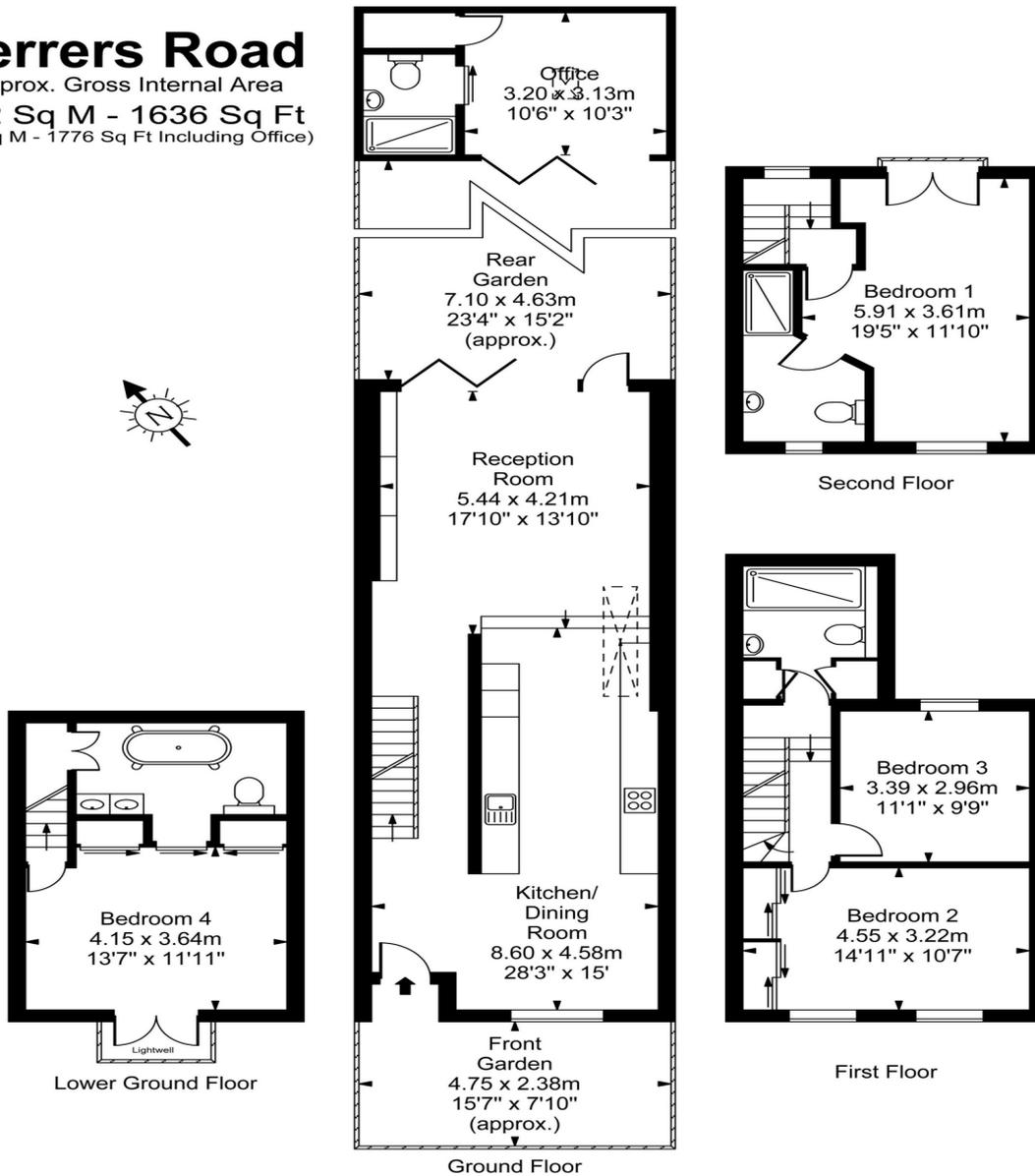


**London Estates 61 Dalling Road Hammersmith London W6 0JD**  
**020 8741 8485**      **www.london-estates.net**



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**Perrers Road**  
Approx. Gross Internal Area  
**152 Sq M - 1636 Sq Ft**  
(165 Sq M - 1776 Sq Ft Including Office)



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.  
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)