

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

**Kerr & Co**



## **MACFARLANE ROAD, LONDON W12**

**A centrally located one bedroom flat within a few minutes walk of Westfield and the Central Line underground station.**

A beautifully presented one double bedroom garden flat set within this impressive Victorian building. The property is located on this quiet tree lined residential street and benefits from excellent living space by providing a bright and spacious reception room, a newly fitted kitchen leading a west facing rear garden.

**Guide Price: £460,000 Leasehold**

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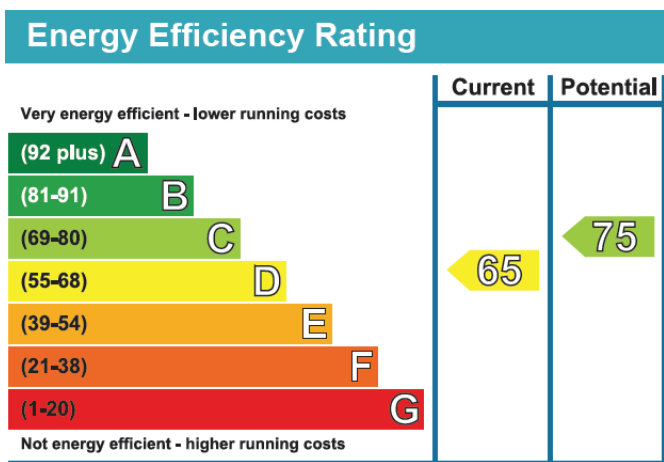
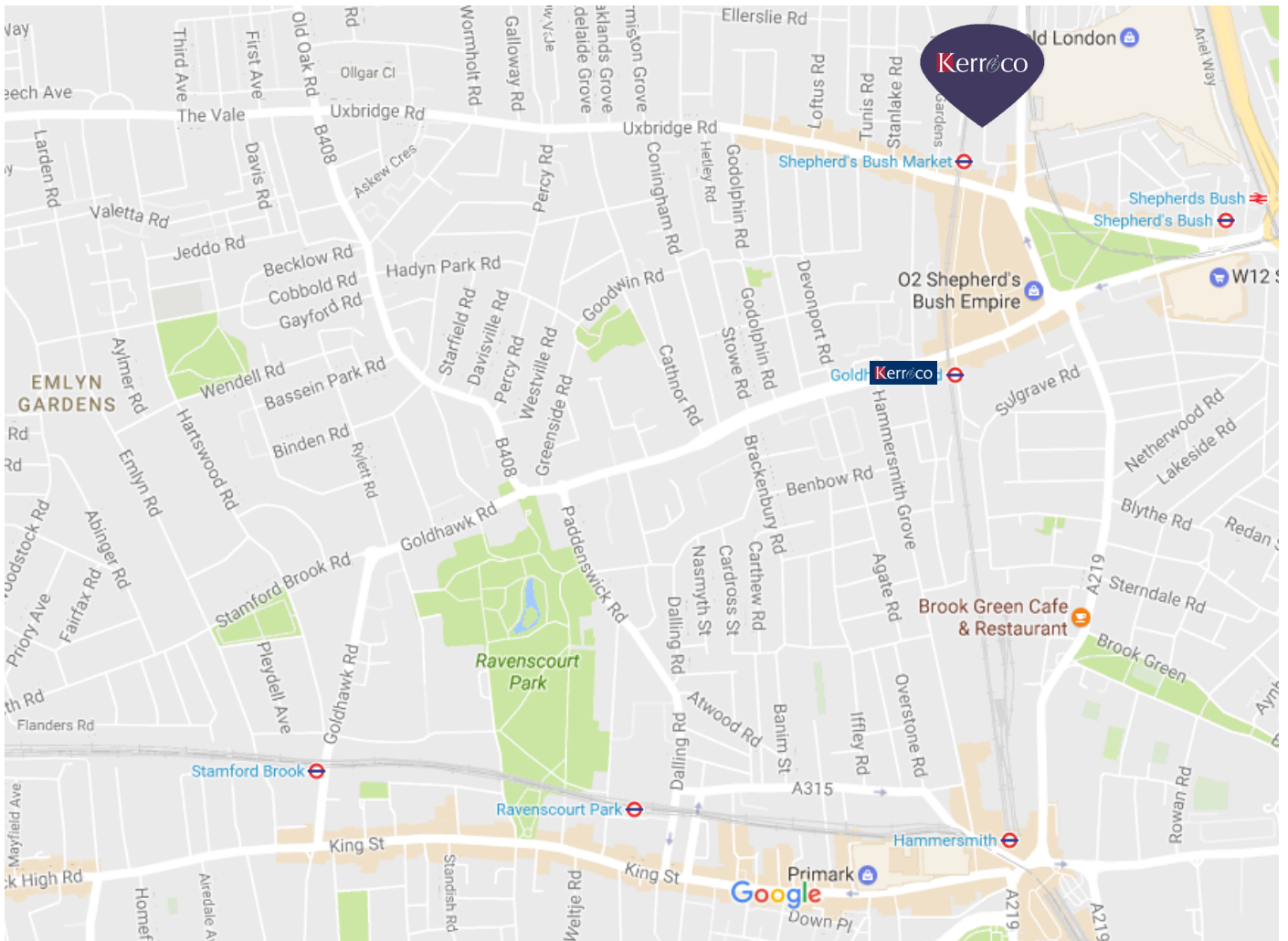




## **MACFARLANE ROAD, LONDON W12**

EXCELLENT LOCATION A FEW MINUTES FROM  
WESTFIELD  
DOUBLE BEDROOM  
KITCHEN / DINING ROOM  
RECEPTION ROOM  
BATHROOM  
REAR GARDEN





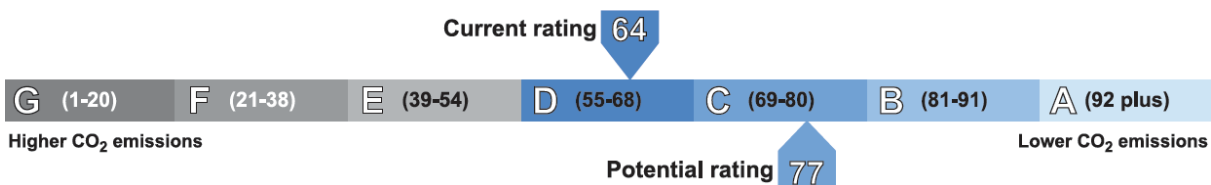
The graph shows the current energy efficiency of your home.

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 a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.





MACFARLANE ROAD, LONDON W12  
GROUND FLOOR FLAT  
APPROX. TOTAL INTERNAL AREA  
552.08 SQ. FT. (51.29 SQ. M.)

**Lease:** 984 years from 2001 approx

**Tenure:** Leasehold

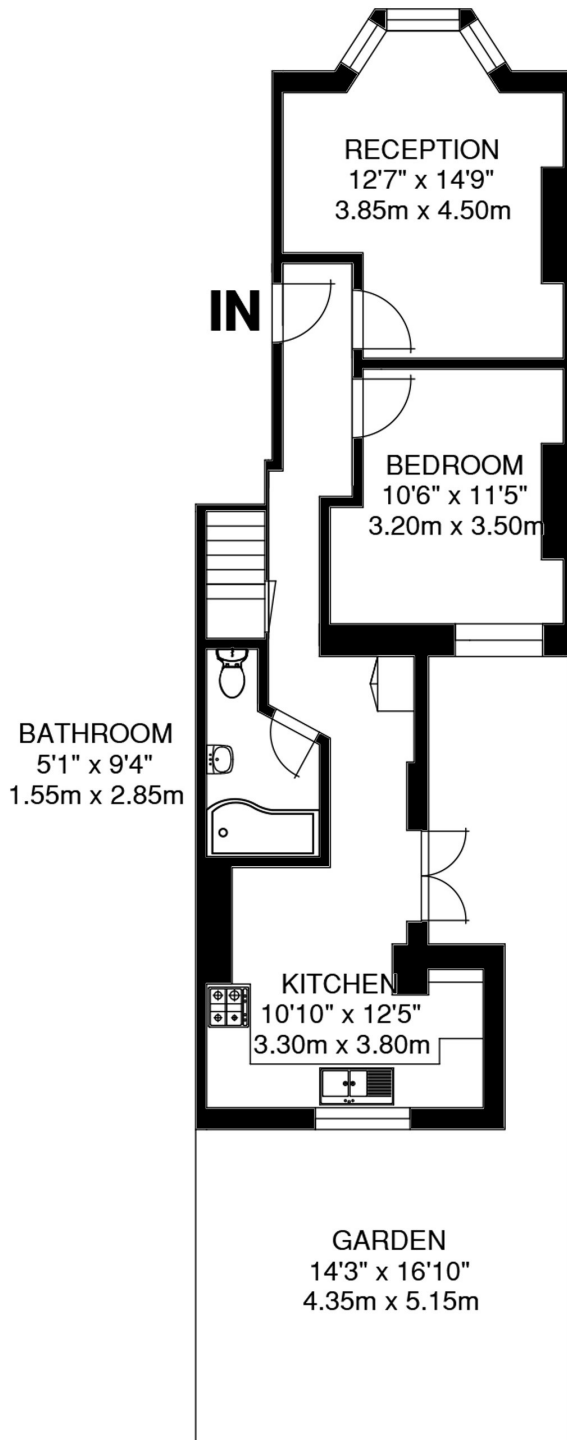
**Ground Rent:** £200 per annum

**Guide Price:** £460,000

**EPC Rating:** D65

**Parking:** Residents parking permit

**Council Tax Band:** D



GROUND FLOOR GARDEN FLAT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.

Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents