

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

**Kerr & Co**



## Old Oak Road, London W3

**A spacious well presented three double bedroom garden flat set on the lower ground floor of this grand semi-detached Victorian building offering in excess of 1,200 sq ft of accommodation.**

This well proportioned flat is entered through private entrance and comprises of family bathroom, three double bedrooms with master being en suite, open plan kitchen/conservatory area/living room that leads on to 50ft private garden. The property is situated within a brief stroll of Askew Village which is home to "The Ginger Pig" butcher/deli, "The Eagle" gastro pub, "Askew Wines" independent wine merchants and numerous café's and boutique independent shops. Wider facilities as well as transport links and shopping facilities can be found at Shepherd's Bush Green, Westfield complex and East Acton which are easily accessible.

**Guide price: £765,000 Share of freehold**

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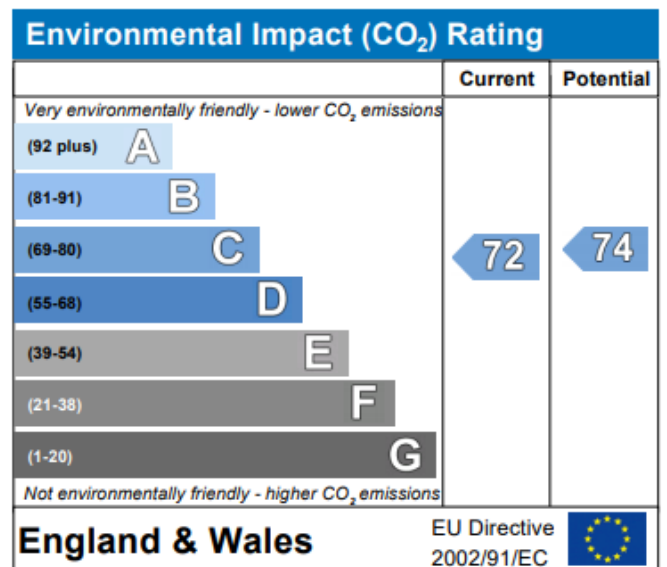
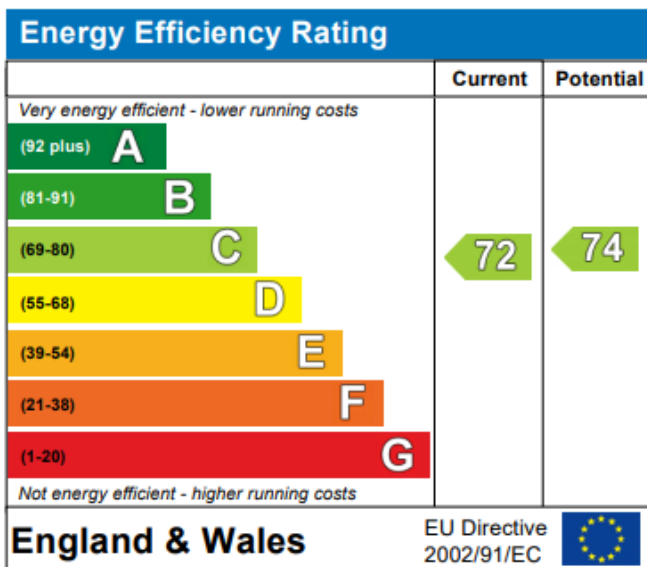
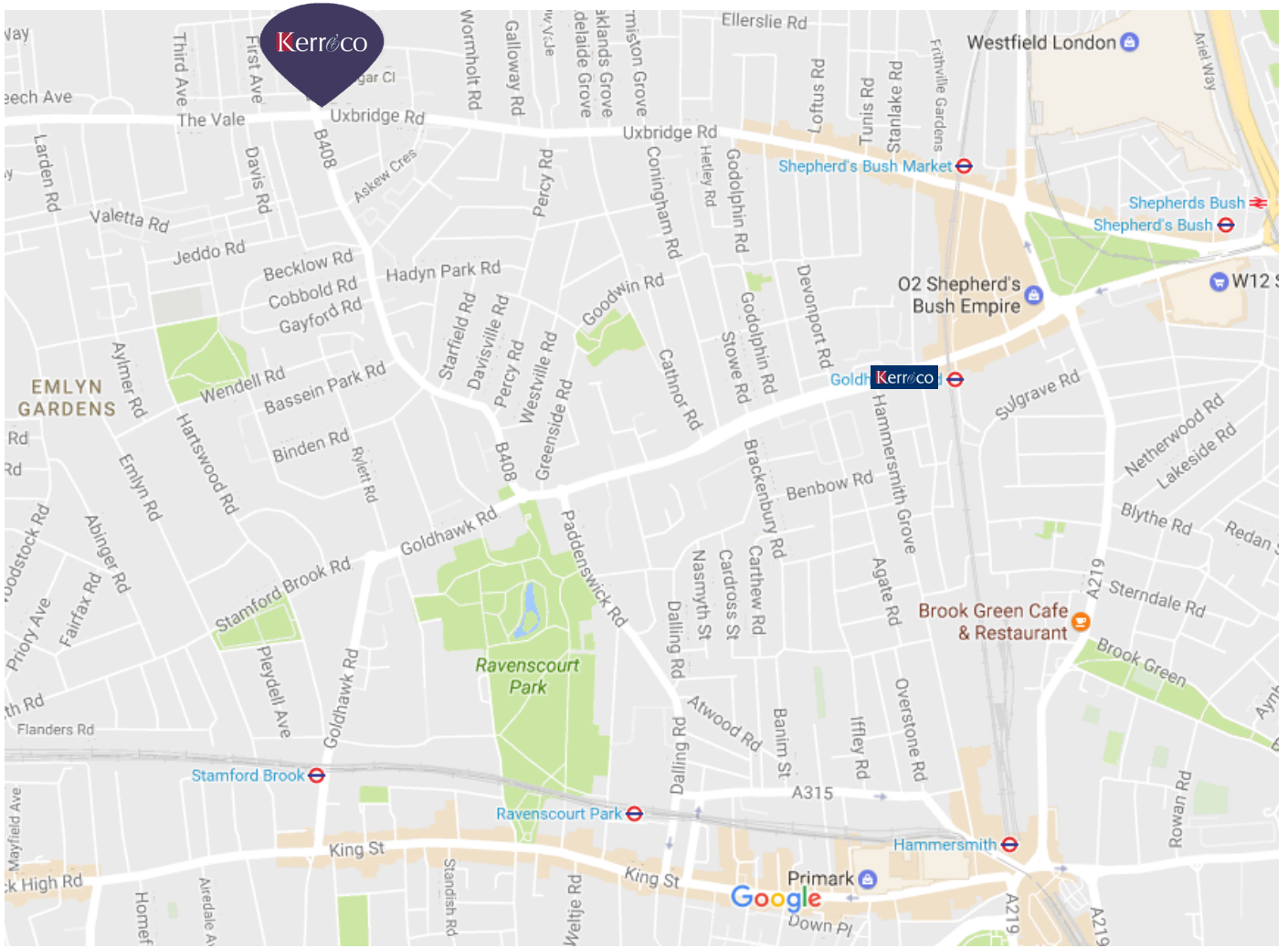






## **Old Oak Road, London W3 7HL**

Three double bedrooms with master being en suite  
Extremely large circa 50ft garden  
Well presented throughout  
Offers in excess of 1,200 sq ft of accommodation  
Spacious open plan kitchen/reception/conservatory  
Share of freehold  
Has private entrance, in grand semi-detached Victorian building  
Close to broad spectrum of amenities along , Askew Road, Uxbridge Road and Shepherd's Bush Common inc Westfield London



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.



Old Oak Road, London W3 7HL  
Lower Ground Floor Flat  
Approx. total internal area  
1,217.29SQ. FT. (113.09 SQ. M.)

**Guide price:** £765,000

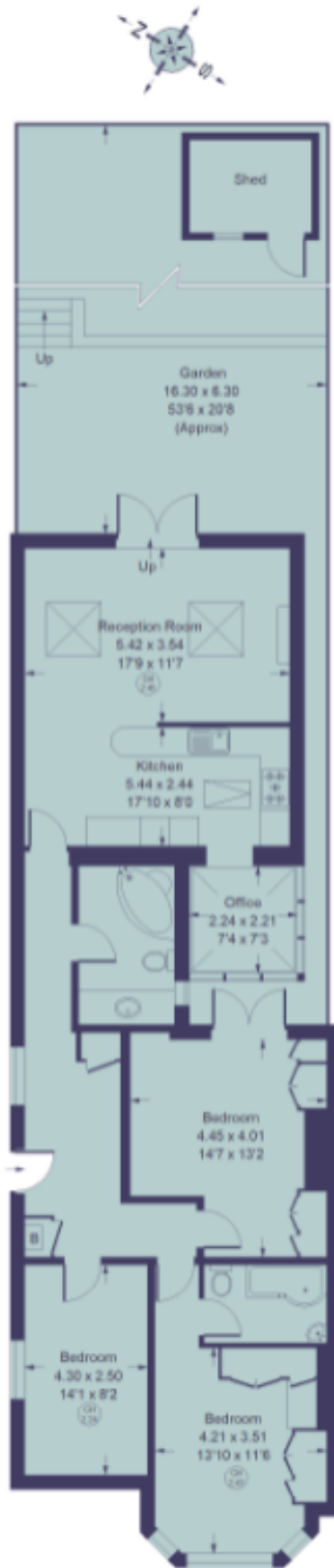
**Tenure:** Share of freehold

**Service Charge:** £1,750 per annum

**EPC Rating:** C72

**Parking:** Residents parking permit

**Council Tax:** Band D



Lower Ground Floor



Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of 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. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.