

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

**Kerr**&co



## Hetley Road, London W12

**A truly impressive property providing 1,073 square feet of exceptionally well presented accommodation over the top floors of this converted Victorian house. The property has been meticulously refurbished to exacting standards throughout and offers a wonderfully bright reception room with modern open plan kitchen as well a delightful roof terrace.**

This light and spacious flat has high ceilings making it feel very airy. The property comprises of reception room that opens on to the stylish and well appointed kitchen which occupies the entire first floor. The top floor provides two generous double bedrooms. On the half landings are the stylish bathroom and access to the rear roof terrace. The flat is situated on this popular tree lined street off Uxbridge Road in a very sought after residential location, with easy access to transport links and shopping facilities at Shepherd's Bush Green and Westfield complex.

**Asking price: £800,000 Share of freehold**

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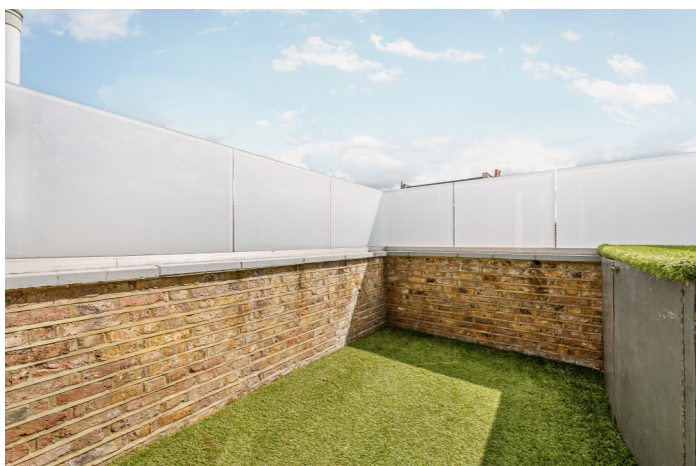


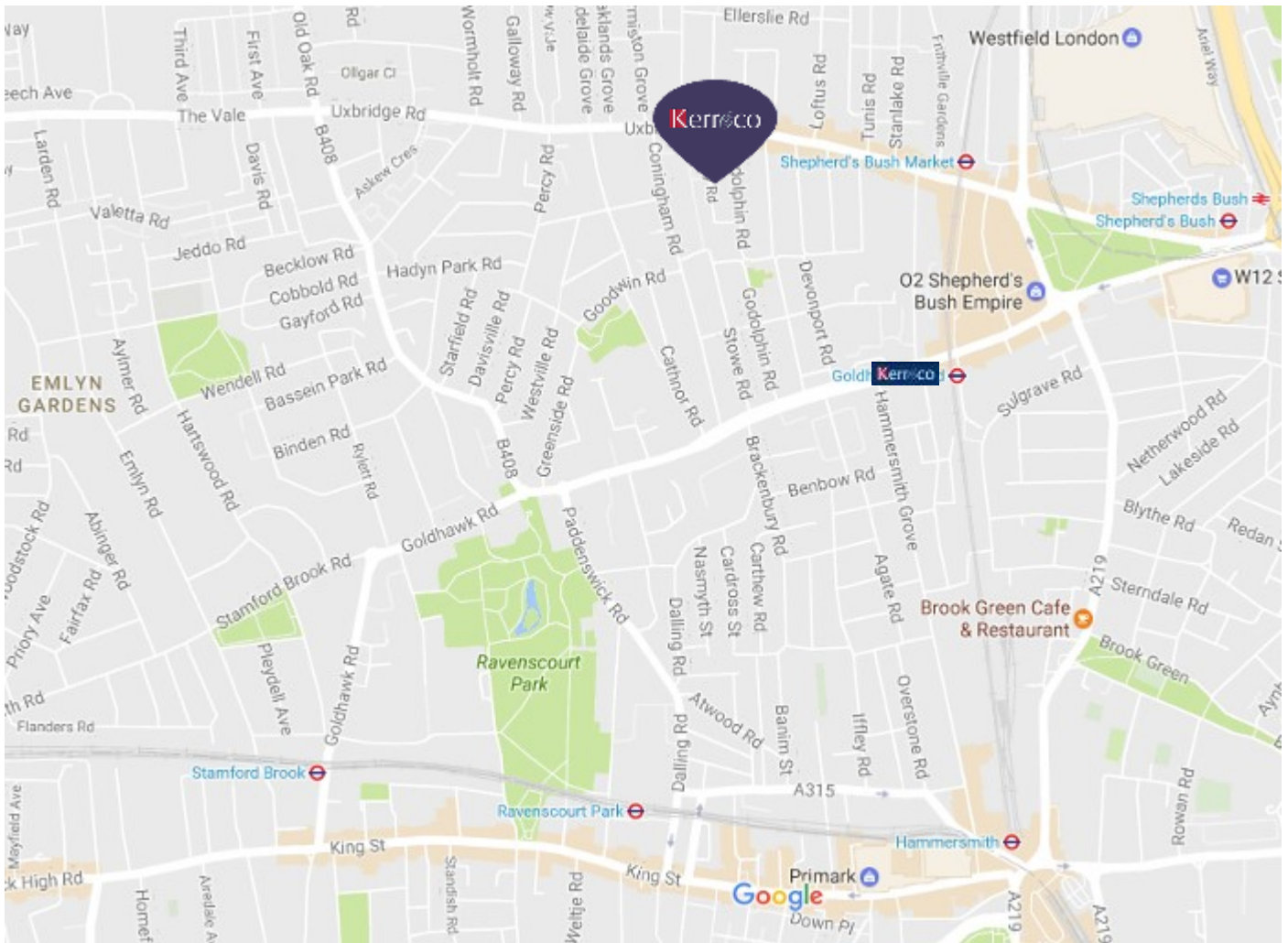




## Hetley Road, London W12 8BA

Duplex apartment over the top two floors of this converted Victorian house.  
Large living / entertaining space with full width reception room and large and stylish kitchen  
Recently refurbished to a high standard throughout  
High ceilings and an abundance on natural light  
Two generous double bedroom with fitted wardrobes  
Private roof terrace  
Stylish and spacious bathroom.  
Beautifully finished throughout.  
Some images have been enhanced using CGI.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.



**Hetley Road, London W12 8BA**

Two double bedroom duplex apartment  
Approx. Gross internal area **1,073 Sq. Ft. (99.8 Sq. M.)**

Tenure: **Share of freehold**

Asking price: **£800,000**

EPC Rating: **D66**

Parking: **Residents parking permit**

Council Tax: **Band E**



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.