

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

Kerr & Co



Willow Vale, London W12

A fabulous well presented, two double bedroom ground floor Edwardian maisonette with private garden.

This lovely maisonette has retained a lot of its period charm and been fully extended offering nearly 800 sq ft of accommodation. The property comprises of two double bedrooms, bathroom, open plan kitchen/reception/dining room leading on to garden. Willow Vale a popular street within a short walk of a broad variety of local shops with wider facilities being found at BBC development and Westfield London as well as walking distance to White City (Central) and Shepherd's Bush Market (H&C) underground stations.

Offers in excess of: £600,000 Share of freehold

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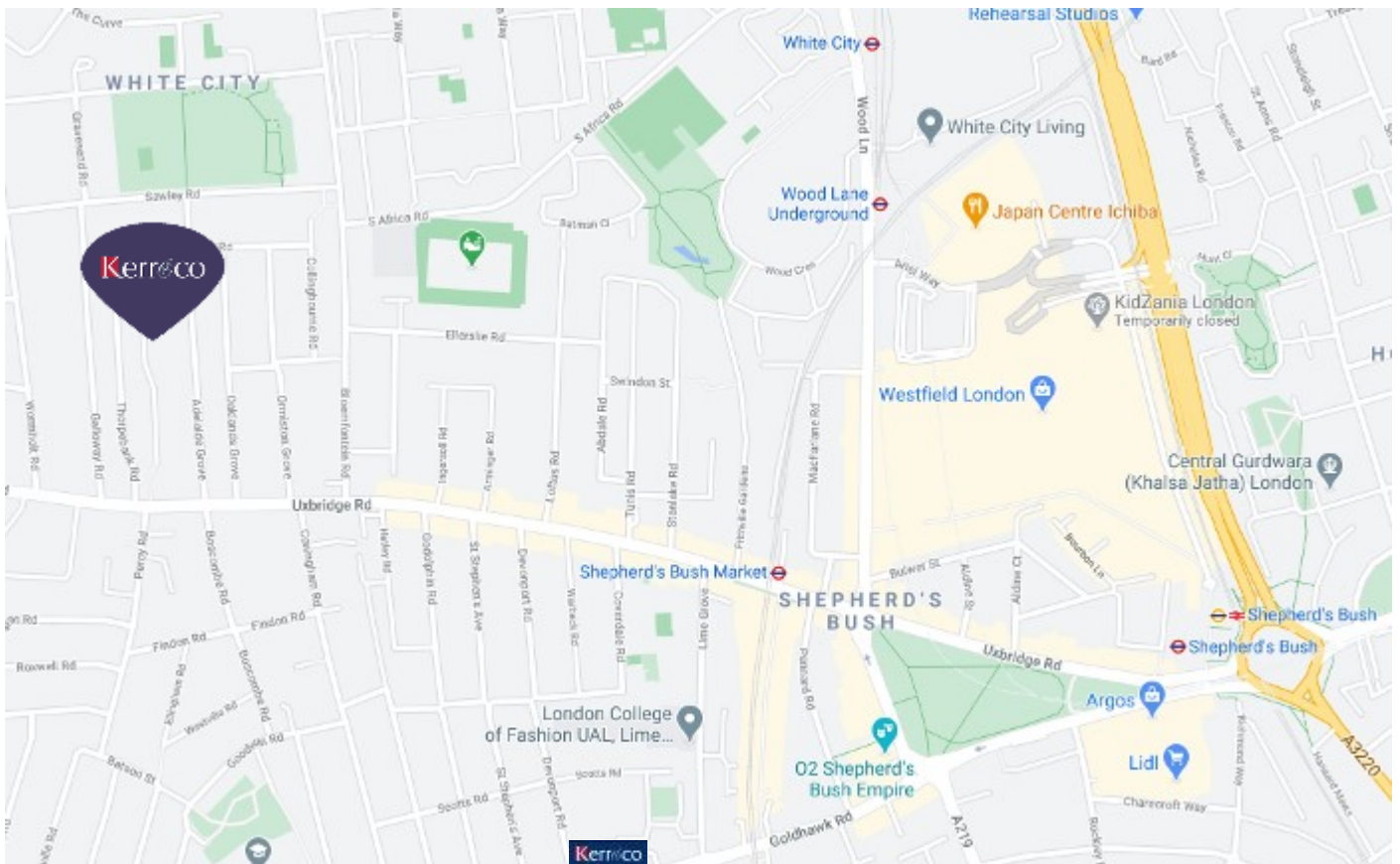




Willow Vale, London W12 0PB

Fully extended
Large open plan kitchen/dining/reception room
Entire rear East facing garden
Two double bedrooms
Bathroom
Private Entrance
Well presented and finished throughout
Purpose built Edwardian maisonette
Popular tree lined residential street approx. 10
minutes walk to nearest tube lines (Central and
Hammersmith & City Lines)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	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.

Willow Vale, W12 0PB

Two bedroom Edwardian maisonette

Approximate gross internal floor area: **779 Sq. Ft. (72.4 Sq. M.)**

Storage: **17 Sq.Ft (1.6 Sq.Ft)**

Total: **796 SQ.Ft. (74 Sq.Ft.)**

Offers in excess of: **£600,000**

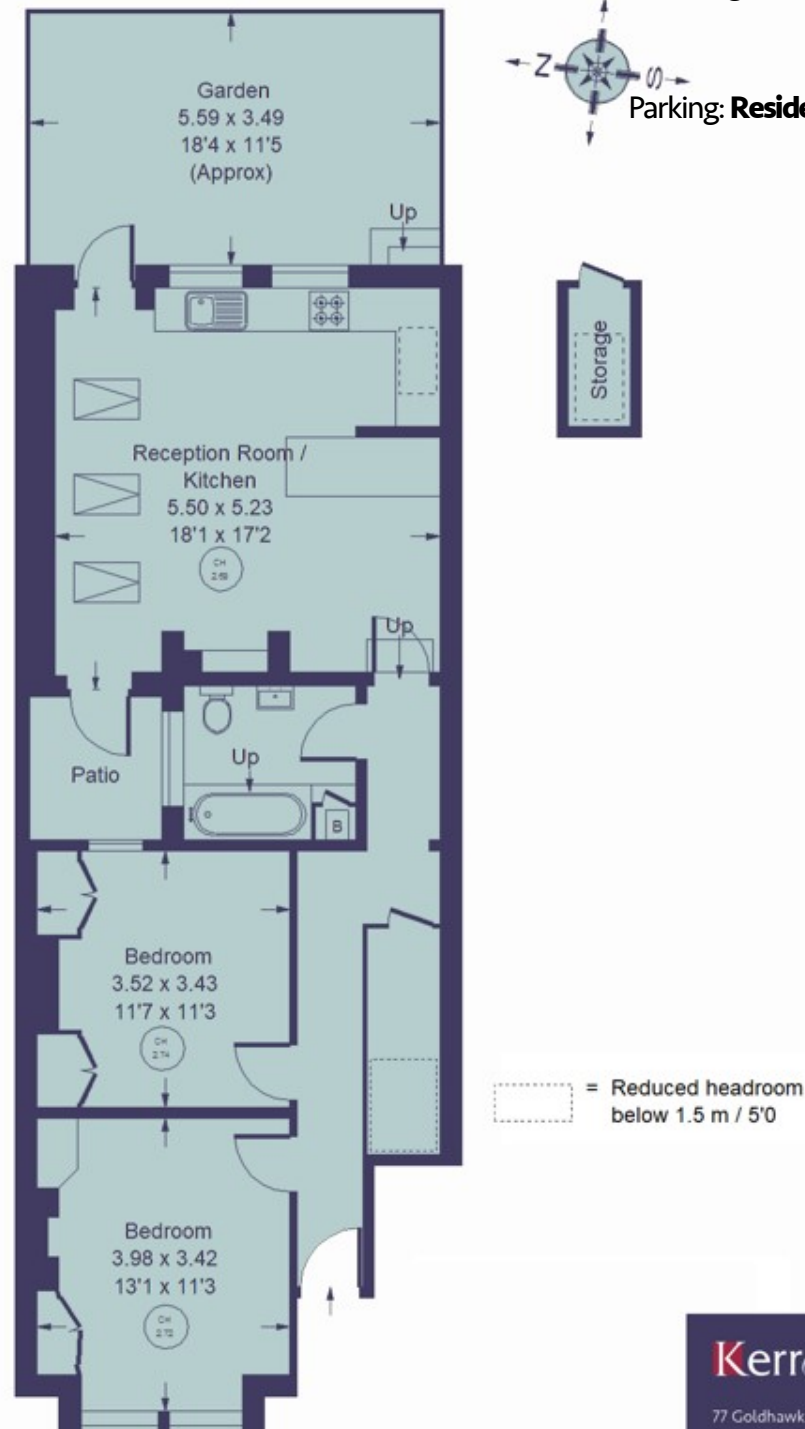
Tenure: **Share of freehold**

Service Charge: **50% of any outgoings**

EPC Rating: **C74**

Parking: **Residents parking permit**

Council Tax: **Band D**



Ground Floor

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1. 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.

2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.

3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.