

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

**Kerr**&co



## Greenside Road, London W12

**An impressive, light and spacious, four bedroom maisonette with its own private entrance. The accommodation is arranged over the top three floors of this elegant Victorian building and located on this highly desirable residential street within easy reach of the wide variety of local shopping, leisure and transport links as well as being a few minutes walk to Ravenscourt Park.**

The property is suited for family living, offering over 1,200 square feet of accommodation over three floors and comprises; on the raised ground floor of a dual aspect reception room with open plan kitchen and utility room, the first floor provides a family bathroom, two doubles and single bedroom and top floor master bedroom and a separate shower room. The property benefits being well presented, having own front door, retaining numerous original features and excellent natural light.

**Asking price: £895,000 Share in the Freehold**

020 8743 1166  
[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 4332  
[lettings@kerrandco.com](mailto:lettings@kerrandco.com)

[www.kerrandco.com](http://www.kerrandco.com)



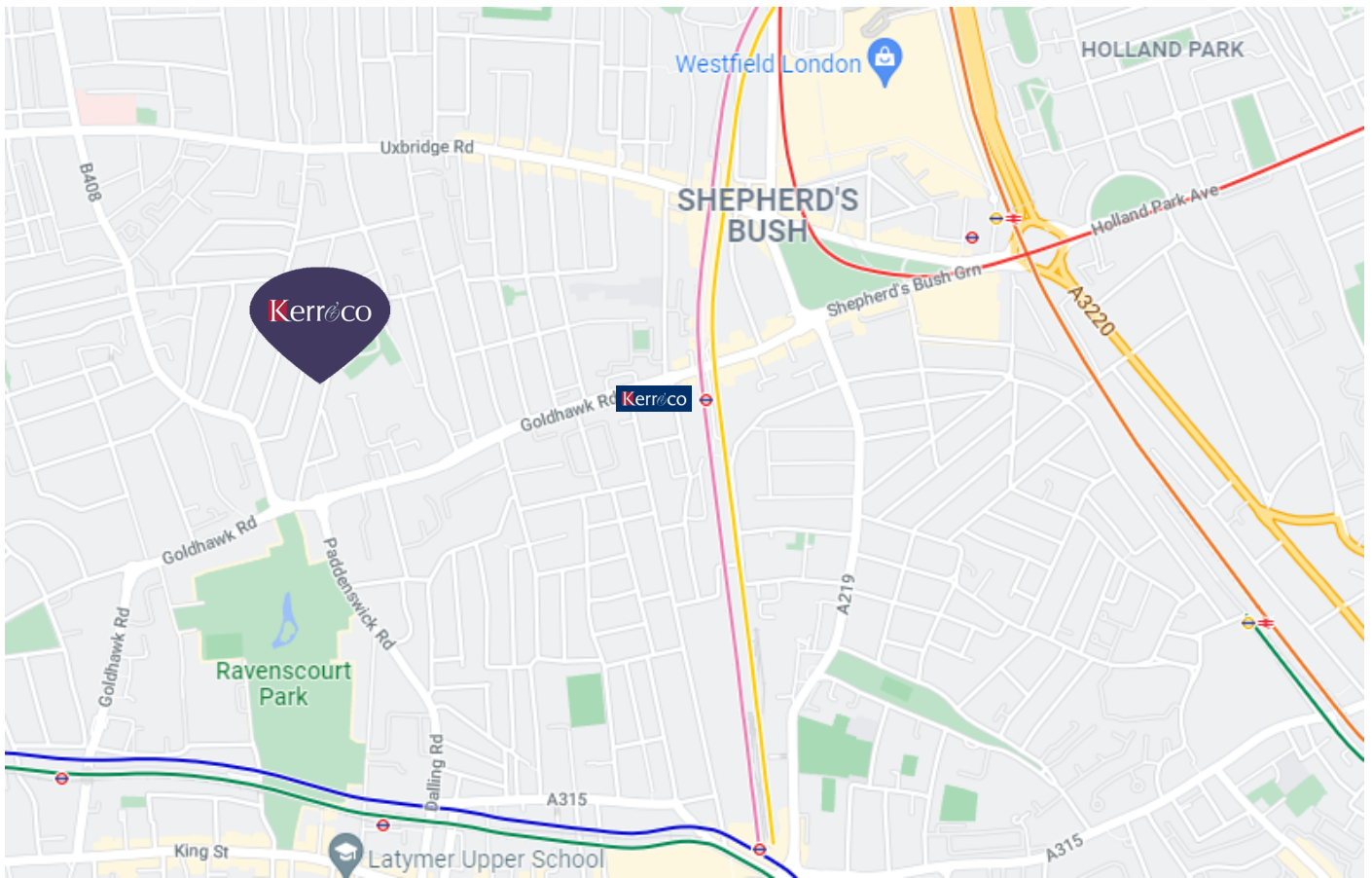




## **Greenside Road W12 9JQ**

A light and spacious maisonette with own private entrance arranged over the top three floors of this converted Victorian house. Principal bedroom and shower room occupying the entire top floor. Three further bedrooms. Family bathroom. Dual aspect reception room with open plan kitchen. Utility room. Good storage throughout. Close to the northern entrance of Ravenscourt Park. Located on a highly desirable residential street close to the well considered Askew Road with its artisan shops. Cafes and bars.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   c
55-68	D	58   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.

**Tenure and other pertinent information**

Tenure: Share in the Freehold - underlying lease runs to 24th June 3007

Ground rent: NIL

Service charge: 2/3 rds of outgoings

Service charge covers: maintenance, repairs, buildings insurance.

Parking: Residents Parking Permit

Council Tax: Band F

Connected services / utilities: Mains water and drainage, gas, electricity , telephone and broadband.

Heating: Gas fired central heating via radiators

Accessibility: Stepped access to front door



**Greenside Road, London W12 9JQ**

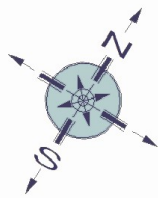
Four bedroom upper maisonette

Asking price: **£895,000**

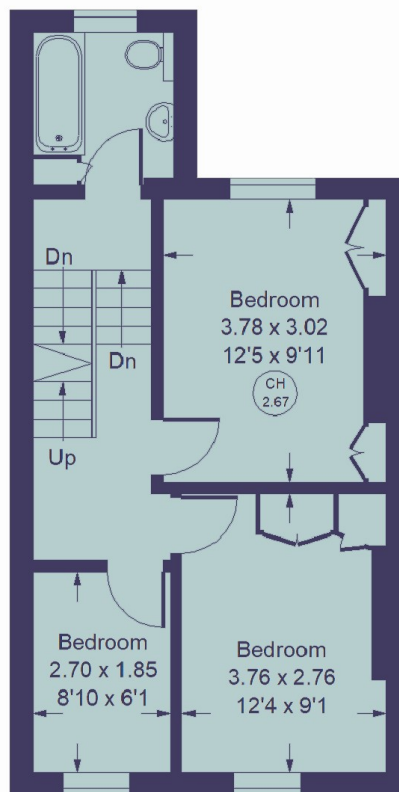
Approximate gross internal floor area: **1,201 Sq. Ft. (111.6 Sq. M.)**

## Greenside Road, Shepherds Bush, W12

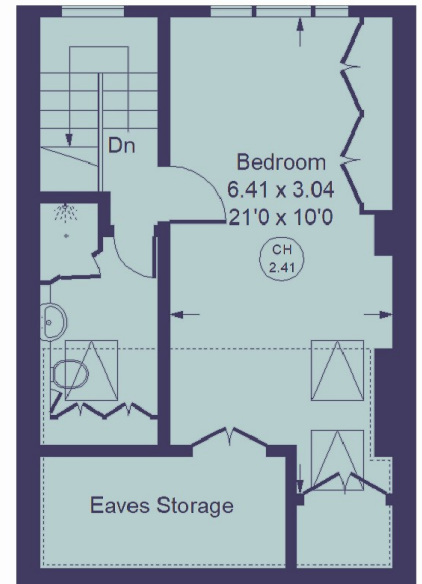
Approx. Gross Internal Area  
111.6 sq m / 1201 sq ft  
(Excluding Eaves Storage)



**Ground Floor**



**First Floor**



**Second Floor**

= Reduced headroom below 1.5 m / 5'0

**Kerrco**

77 Goldhawk Road  
Shepherd's Bush  
London W12 8EH

sales@kerrandco.com

020 8743 1166

www.kerrandco.com

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.