



Lime Grove, London W12

Exceptionally spacious and well presented upper maisonette, accommodating over 1,025 Sq. Ft. across a dine in kitchen with access to a flat roof area, large reception room, two bedrooms, two bathrooms and the opportunity to significantly extend into the loft space, subject to necessary consents.

This well presented newly refurbished flat has retained a lot of its period charms and comprises of a large reception room, two bedrooms, two bathrooms and a kitchen with private access to a flat roof at the rear. The plentiful loft space offers the potential to add in excess of 400 Sq. Ft. of additional living space, subject to necessary consents. Lime Grove provides easy access to the broad array of local facilities including Shepherd's Bush and Hammersmith stations, the shopping and leisure facilities at Westfield London and Soho House private members club, all within 10-15 minutes walking distance.

Asking Price: £890,000 Entire Freehold

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Lime Grove, London W12 8EE

Stunning period features

Two double bedrooms

Dine in kitchen

Enjoys access to the flat roof to the rear.

Approximately 1,025 sq. ft. of accommodation.

Option to extend into the loft space, subject to consent,

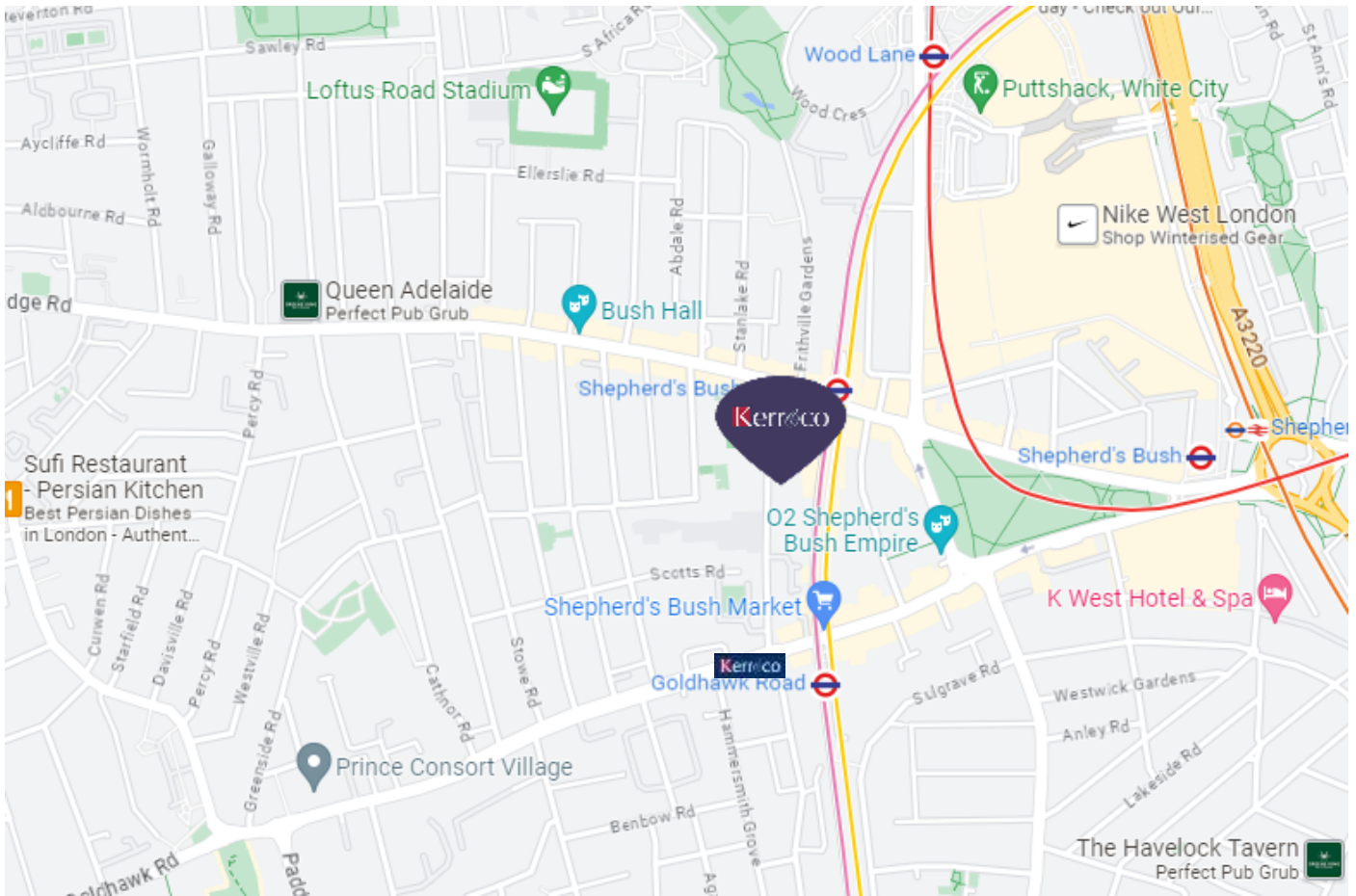
bringing the total area to over 1,400 Sq. Ft.

Easy access to an array of local amenities.

Upper maisonette forming the upper floors of this
period building.

NB. Some photos have been enhanced using CGI





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 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.

Tenure and other pertinent information

Leasehold including entire freehold

Ground rent: NA

Service charge: 50% of outgoings

Service charge covers: maintenance, communal electricity, repairs, buildings insurance.

Parking: Residents Parking Permit

Council Tax: Band E (£1,694.94 for current financial year 24/25)

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

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Upper Maisonette

Approximate gross internal floor area: **1,025 Sq Ft/ 95.2 Sq M**

Loft = 433 Sq Ft / 41.2 Sq M

Total = 1,466 Sq M / 136.4 Sq M



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/fitings 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.