



## Percy Road, London W12

**This semi detached Victorian house retains a wealth of period features and offers light and spacious accommodation over four floors. It offers a wonderful opportunity to create a stunning family home with large rear garden with scope to extend and improve the layout, subject to the prerequisite consents, to a buyers own specifications.**

The house currently measures 2,022 square feet with the layout providing on the lower ground floor; separate entrance, a reception room with direct access on to the garden, a bedroom, kitchen, shower room and separate cloakroom, there is also a large storage cupboard with access on to the 60' West facing rear garden. On the raised ground floor there are two further reception rooms with ornate original ceilings, fireplaces and architrave, a shower room and a separate cloakroom. The top two floors offer the principal bedroom, three further bedrooms and a utility. Percy Road is a well regarded residential street within close proximity to the broad spectrum of local transport connections, shopping and leisure pursuits located at Westfield London as well as those along the Uxbridge Road. The house is also in the catchment areas of numerous excellent local primary schools.

**Asking Price: £1,450,000 Freehold**

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## Percy Road, London W12 9QJ

A spacious and light semi detached Victorian house over four floors.

Retains a wealth of original features.

Potential to re arrange the layout and extend, subject to the usual consents, to a buyers needs and tastes.

Three reception rooms.

Five bedrooms.

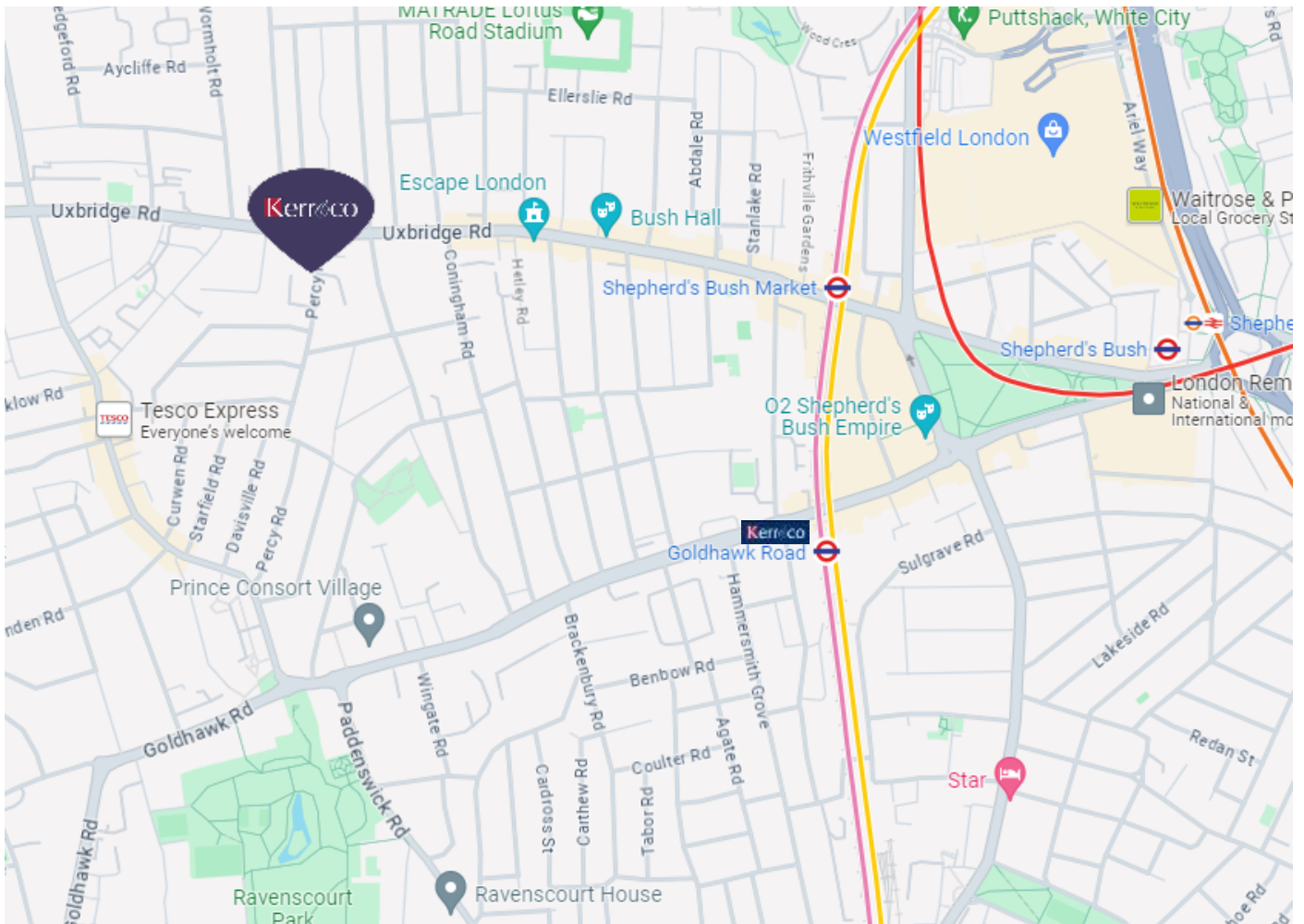
Two shower rooms and two separate cloakrooms.

Utility room.

Approximately 60' West facing rear garden.

Well located for ease of access to White City and Wood Lane underground stations (Central, Circle and Hammersmith & City lines).





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 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

Freehold

Parking: LBHF Residents parking permit

Council Tax: Band G (£2,311.28 for current financial year)

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

Heating: Gas central heating via radiators

Accessibility: Steps to front door and stairs to all floors

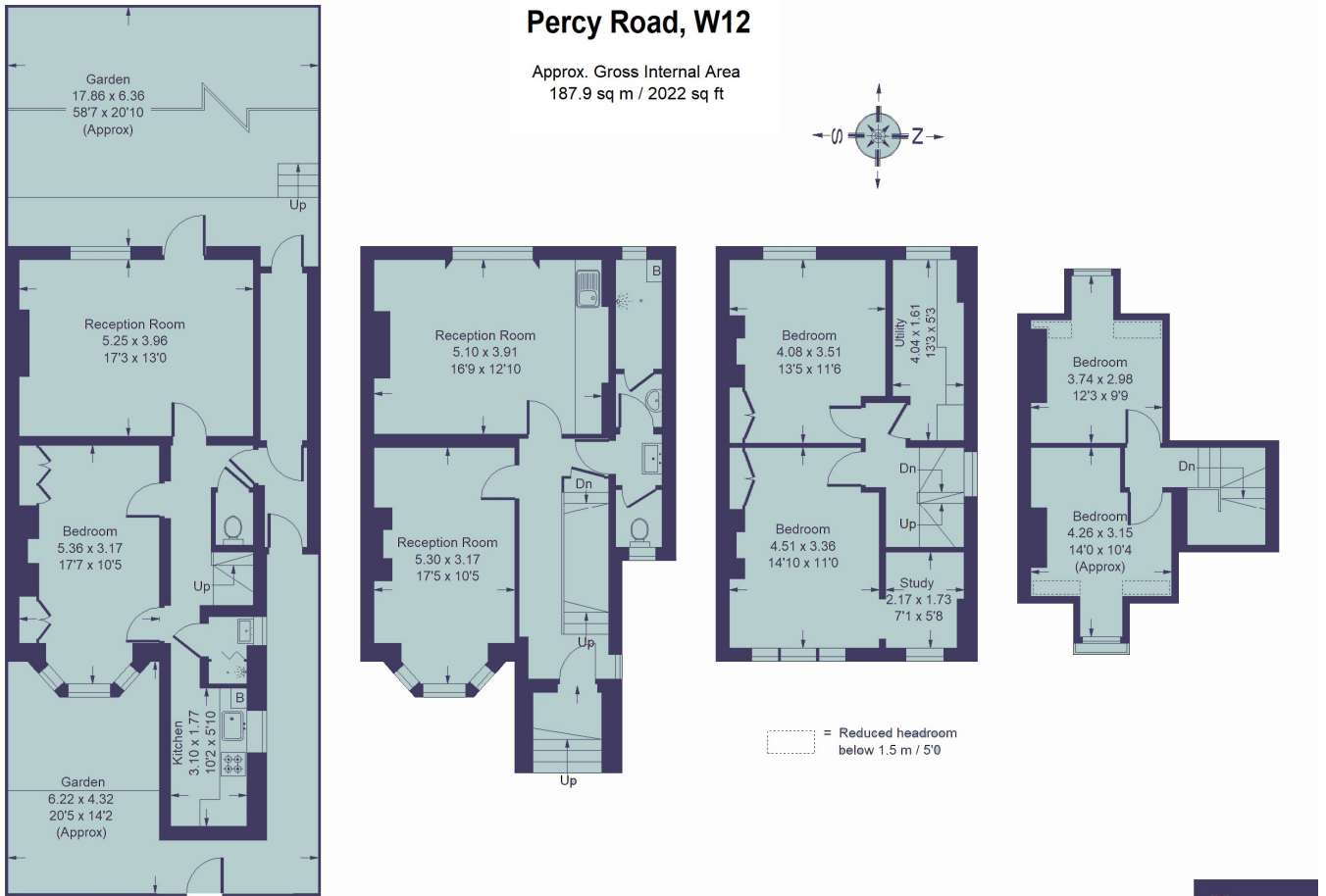
Flood Risk: Surface water high risk greater than 3.3% chance per annum and sea / river low risk less than 0.1% per annum

**Percy Road, London W12 9QJ**

Asking Price: **£1,450,000**

Semi detached Victorian house

Approximate gross internal floor area: **2,022 Sq. Ft. / 187.9 Sq. M.**



**Lower Ground Floor**

**Raised Ground Floor**

**First Floor**

**Second Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

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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.