

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

Kerr & Co



Pennard Road, London W12

A spacious Victorian bay fronted freehold building currently configured as two flats, offering 1,831 sq ft of accommodation. This property has scope for extension, subject to planning permission and the usual consents.

The building comprises:

- A two-bedroom flat split over the ground and lower ground floors with a west-facing garden.
- A two-bedroom flat split over the first and second floors.

Pennard Road provides easy access to a 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 minutes walking distance.

Asking Price: £1,200,000 Freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com





Pennard Road, London W12 8DW

Freehold building

Arranged as two flats: ground/lower ground two bedroom garden flat and two bedroom first/second floor split level flat.

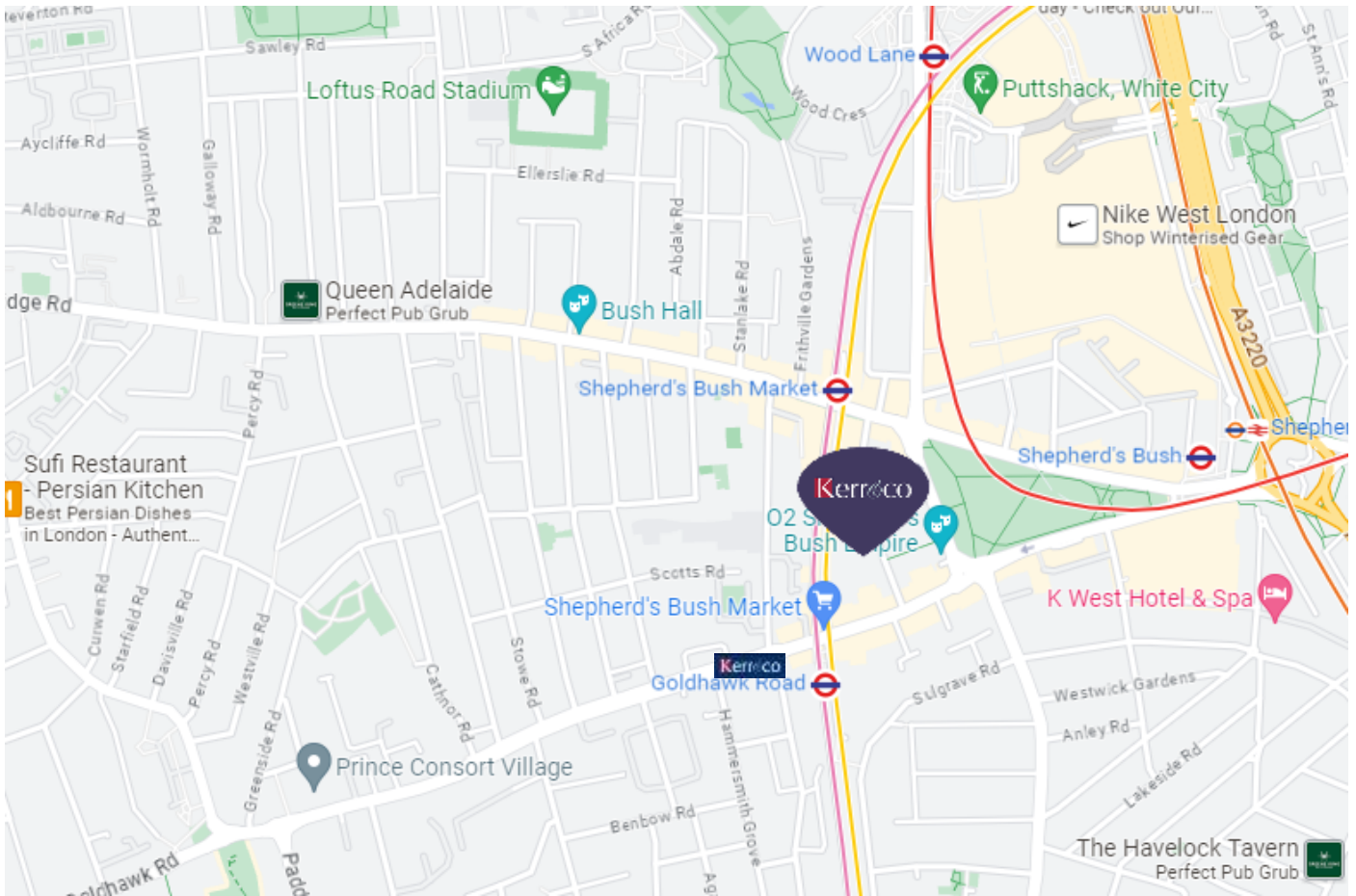
West facing garden.

Approximately 1,831 sq. ft. of accommodation.

Option to extend into the loft space, subject to consent, bringing the total area to over 2,000 Sq. Ft.

Easy access to an array of local amenities.

Period bay fronted house.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 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: Freehold

Parking: Residents Parking Permit

Council Tax: Ground Floor Band E and First Floor Band D

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

Heating: Gas fired central heating via radiators

Pennard Road, London W12 8DW

Asking Price: £1,200,000 Freehold

Victorian Building

Approximate gross internal floor area: **1,605 Sq Ft / 149.1 Sq M**

Basement = 106 Sq Ft / 9.9 Sq M

External & Storage = 120 Sq Ft / 11.2 Sq M

Total = 1,831 Sq Ft / 170.2 Sq M



Kerrico

77 Goldhawk Road
Shepherd's Bush
London W12 8EH

sales@kerrandco.com

020 8743 1166

www.kerrandco.com

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.