

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

Kerr&co



Devonport Road, London W12

A Victorian terraced house with accommodation arranged over three floors and measures almost 1,700 square feet. With the option to extend and renovate to a buyers own taste (subject to planning permission)

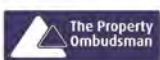
The house is naturally laid out across three floors, with high ceilings and good natural light. The accommodation provides a reception room, with a separate kitchen and dining room, a basic conservatory to the rear leading to a West facing rear garden. A family bathroom and shower room to the rear of the first floor, with two double bedrooms to the front, and space for two doubles on the top floor. Devonport Road is well located for ease of access to the plethora of transport, shopping and leisure facilities found along Askew Road, Westfield London and Goldhawk Roads, plus local schools including the award winning St Stephens and Coverdale.

Asking Price: £1,200,000 Freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com





Devonport Road, London W12 8PB

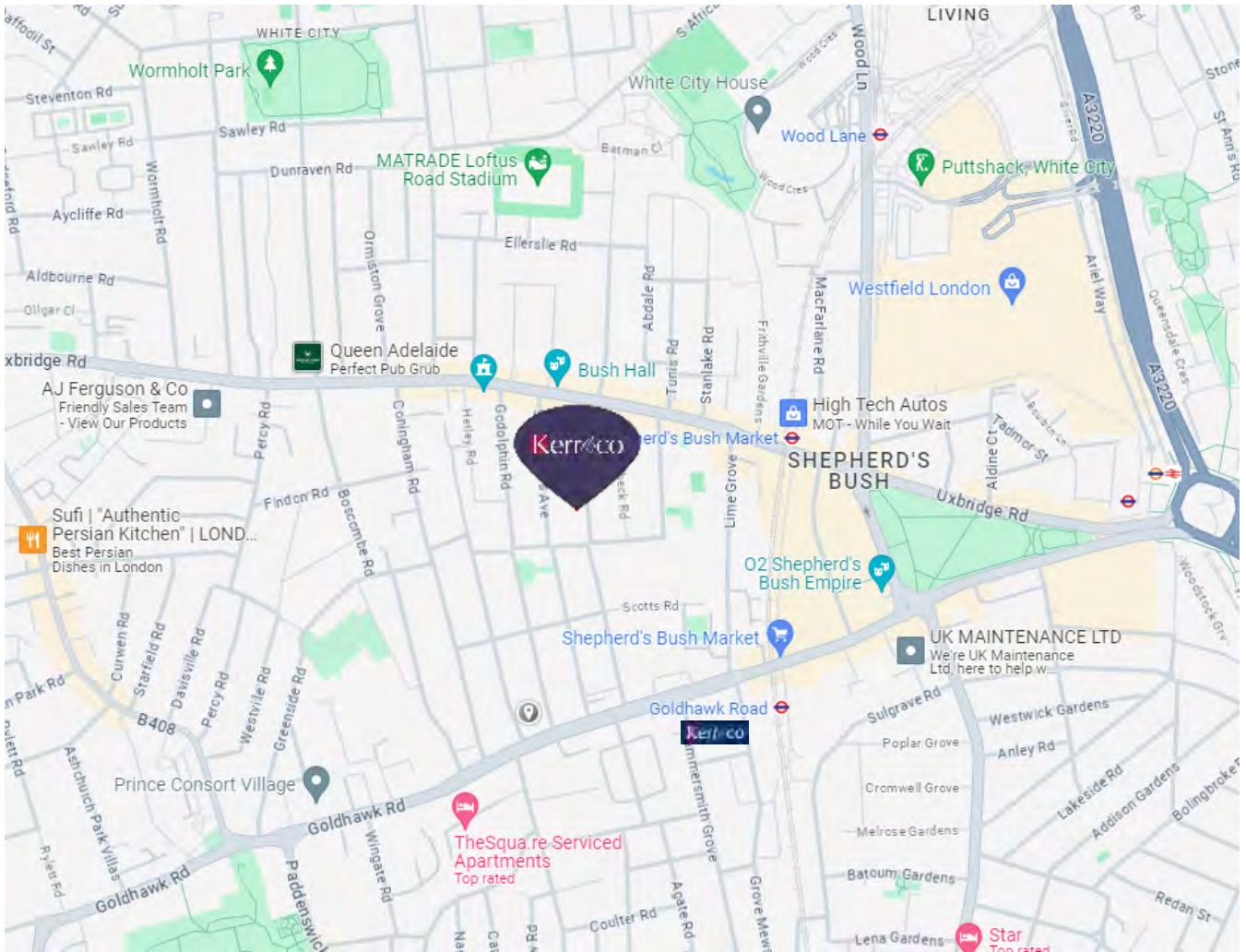
Four bedroom Victorian home in need of improvement
Family house providing in 1,694 square feet over three
floors plus cellar.

Separate kitchen, dining and reception rooms on the
ground floor.

A basic conservatory leading into the rear West facing
garden .

Four double bedrooms plus scope to enlarge STPP.
Potential to improve to a buyers own taste.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 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.

Devonport Road, London W12 8PB

Asking Price: £1,200,000

Tenure: Freehold

Approximate gross internal floor area: 1,694 Sq. Ft./ 157.4 Sq. M.

Inc. lean to conservatory

EPC Rating: D61

Council Tax: Band F

Parking: Residents parking permit



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.

© www.perspective.co.uk

Kerr&co
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.