



Collingbourne Road, London W12

An extremely large purpose built Edwardian Maisonette which has been extended in to the loft space along with a roof terrace and is good condition throughout.

This well laid out flat offers 1,157 Sq. Ft. of accommodation, comprising of open plan kitchen/reception room, bathroom, three bedrooms, two shower rooms (one being en suite) and a West facing roof terrace. There is flexibility whereby the front bedroom on the first floor could equally be used as additional living space. Ormiston Grove is a popular street within a short walk of a broad variety of local shops with wider facilities being found at BBC development and Westfield London as well as walking distance to White City (Central) and Shepherd's Bush Market (H&C) underground stations.

Offers in excess of: £675,000 Share of freehold

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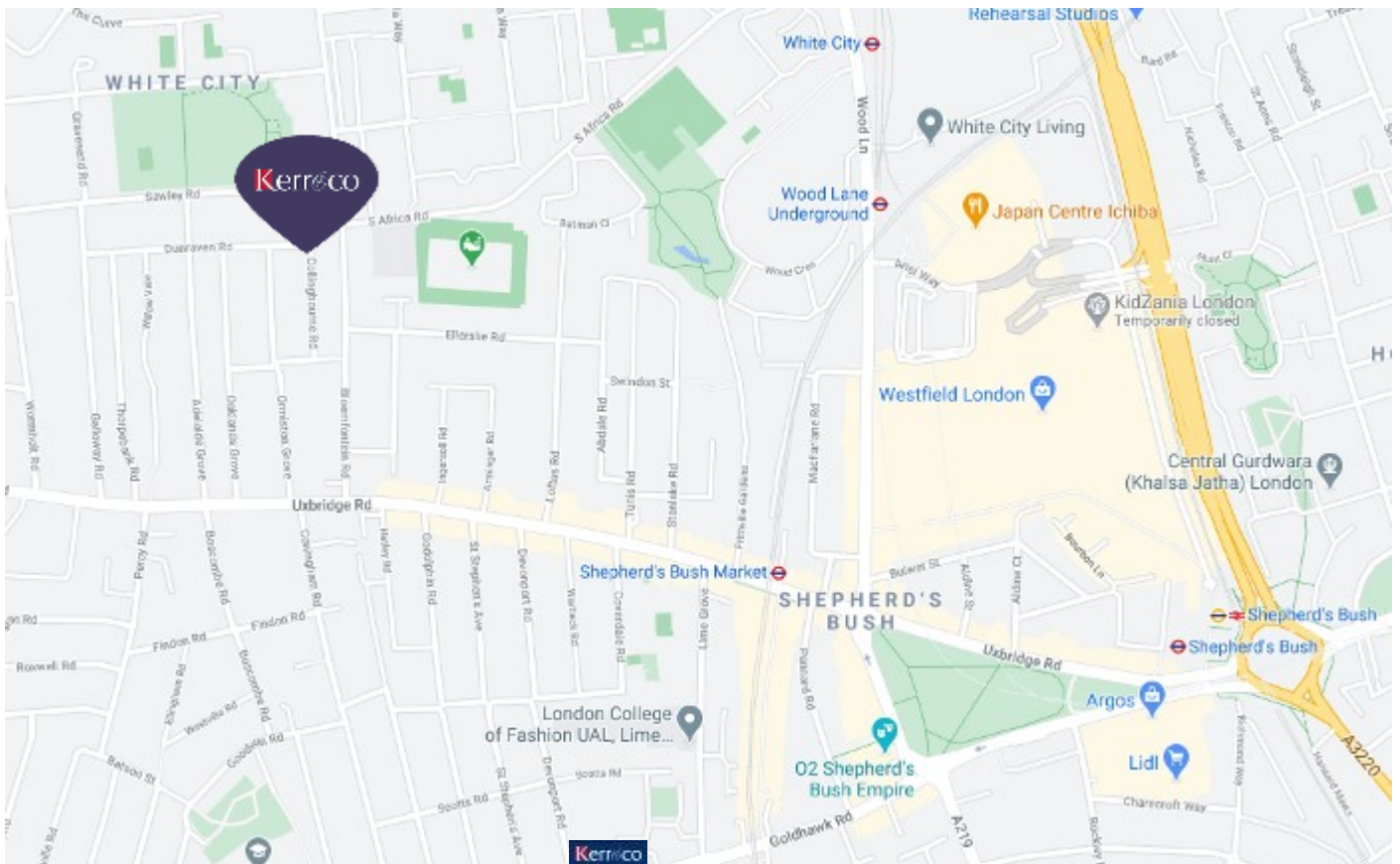
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Collingbourne Road, London W12 0JG

West facing roof terrace
Open plan kitchen/living room
Three double bedrooms with master being en suite
Family shower room
Extended offering 1,157 Sq. Ft.
Private Entrance
Good condition
Purpose built Edwardian maisonette over two floors
No chain
Approx. 10 minutes walk to nearest tube lines
(Central and Hammersmith & City Lines)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	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:

Tenure: Share of freehold with underlying lease of 999 years from 25th March 1990

Ground Rent: £Peppercorn

Service Charge: 50% of outgoings

Service charge covers: communal maintenance, insurance

Parking: LBHF Residents parking permit

Council Tax: Band D £1386.77 for current financial year 24 / 25

Connected services: Mains water and drainage, gas, electricity, telephone and broadband (fibre and cable available locally)

Flood Risk: Surface water: high risk. Rivers and Sea: Very Low Risk

Accessibility: Stairs to first floor

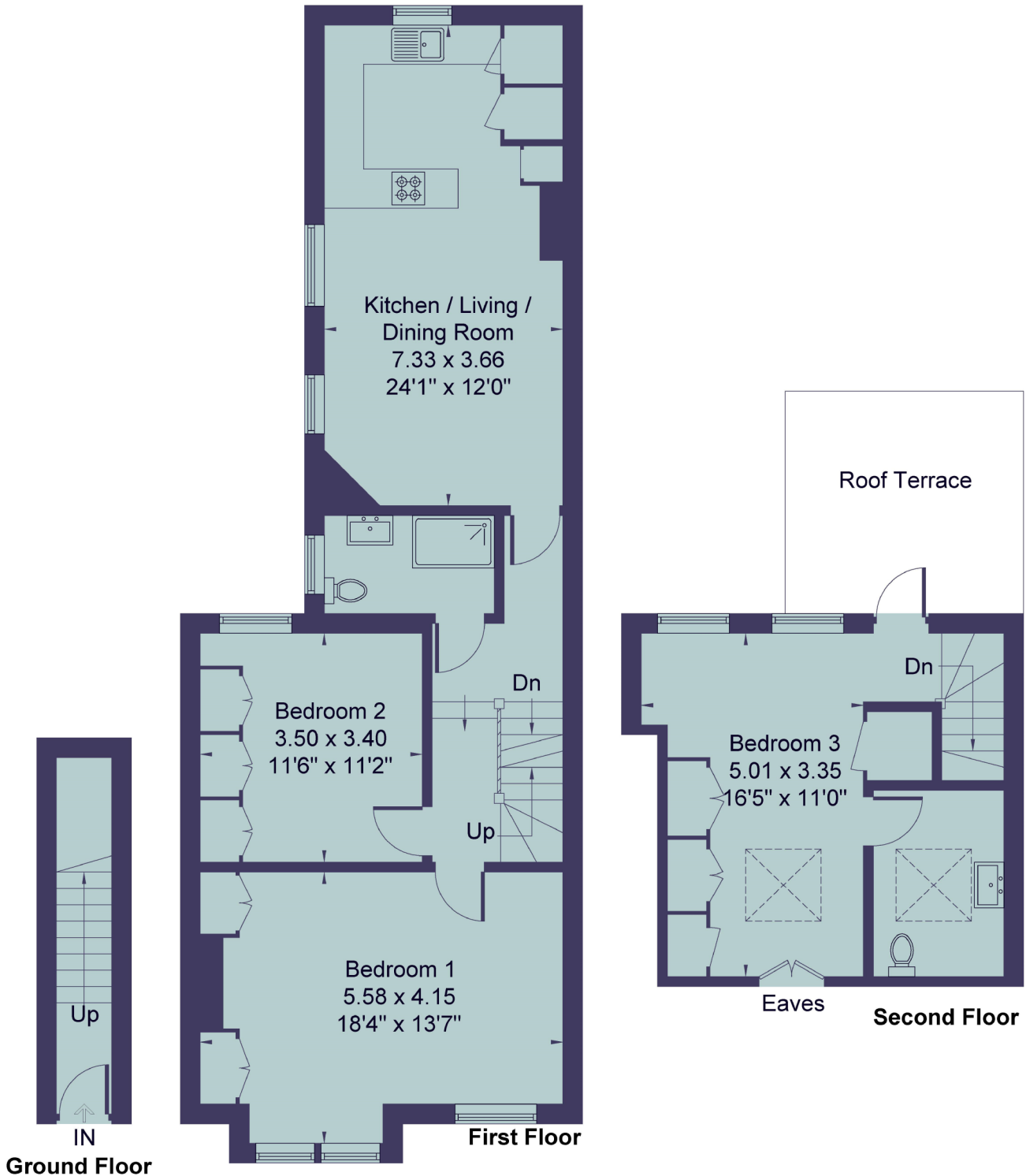
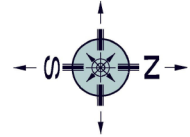
Heating: Gas central heating via radiators

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Offers in excess of: £675,000

Three bedroom Edwardian maisonette

Approximate gross internal floor area: 1,157 Sq. Ft. (107.5 Sq. M.)



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.

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.