

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

Kerr & Co



Bassein Park Road, London W12

A spacious and bright mid terraced Victorian house with a pleasant architectural façade offering accommodation arranged over three floors. The property provides in excess of 1,700 square feet as well as a 45' private rear garden.

The accommodation comprises of a large kitchen / dining room leading on to the rear garden, a dual aspect reception room on the raised ground floor, a principal bedroom, a further three double bedrooms, a family bathroom, ground floor shower room, utility room and entrances on both raised and lower ground floors. The house is located in the Ravenscourt & Starch Green conservation area which is a highly regarded family orientated area. Local amenities can be found along Askew Road with its impressive array of independent shops with broader facilities to be found at Westfield London including the underground and over land rail stations. Ravenscourt Park is a short walk away and the house is within the catchment for numerous outstanding local schools.

Asking Price: £1,475,000 Freehold

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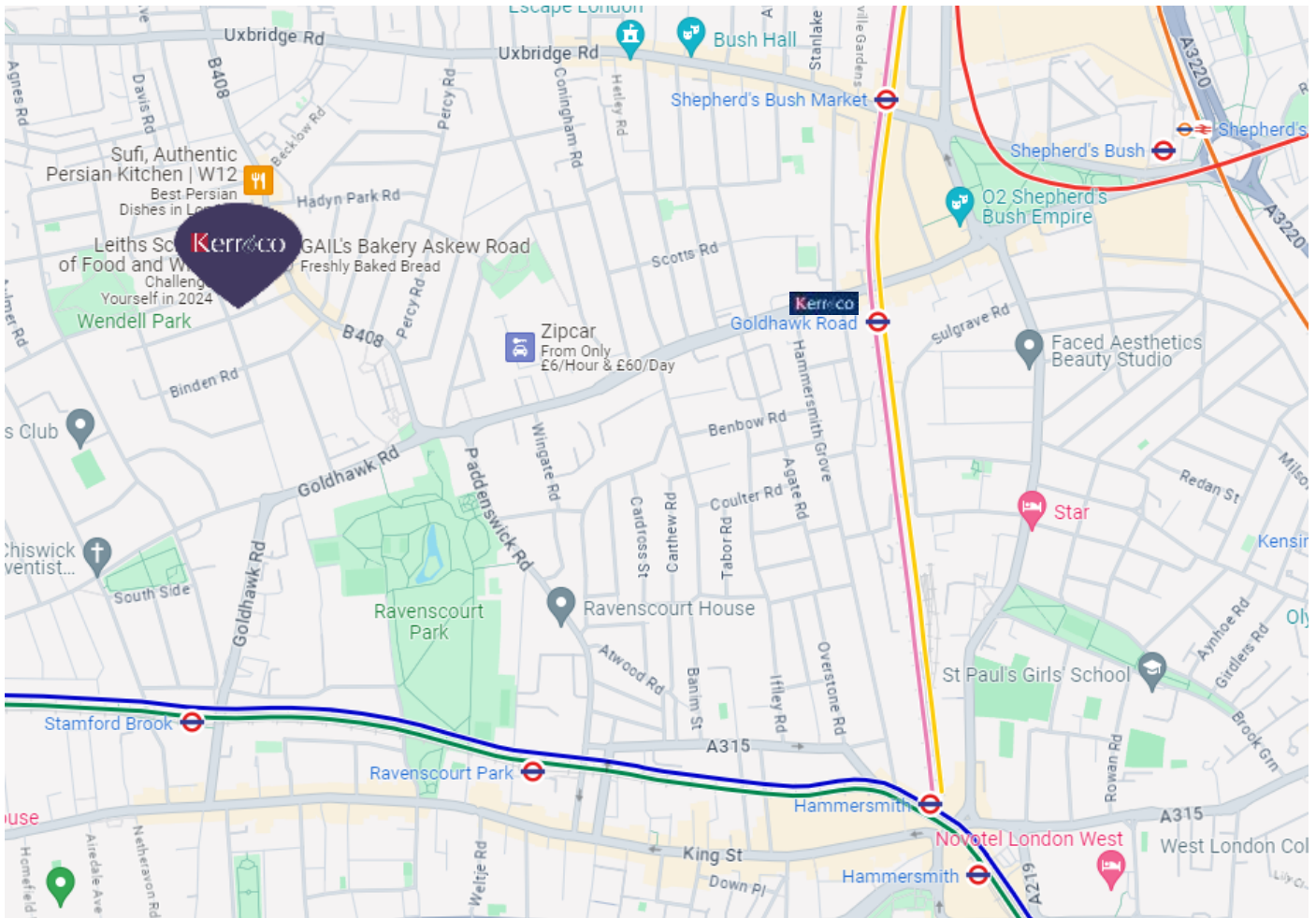




Bassein Park Road, London W12 9RY

A charming bay fronted Victorian terraced house. Accommodation arranged over three floors and providing in excess of 1,700 square feet. There may be potential for further enlargement subject to the grant of planning permission. Principal bedroom, three additional double bedrooms. Dual aspect reception room. Large kitchen / dining room with two oven AGA and providing direct access to the rear garden which measures some 45 feet. Utility room, family bathroom and separate shower room.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 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

Freehold

Parking: LBHF residents parking permit

Council Tax: Band G (£2,311.28 for current financial year 24/25)

Connected services / utilities: Mains water and drainage, electricity, telephone and broadband (fiber optic and cable available locally).

Heating: Gas fired central heating via radiators to all rooms

Accessibility: Steps to front door and internal stair cases

Flood Risk: Surface water—high > 3.3% chance per annum. Rivers and sea—very low <0.1% chance per annum

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Asking Price: **£1,475,000**

Terraced Victorian house

Approximate gross internal floor area: **1,725 Sq. Ft./ 160.3 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.

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.