



Old Oak Road, London W3

Presenting a generously proportioned garden flat that has recently undergone development and refurbishment. This two double bedroom and two bathroom residence is arranged over the raised and lower ground floors of a meticulously managed building.

This impeccably designed flat boasts a lower floor with underfloor heating and expansive Ash floorboards throughout. Spanning 885 square feet across two levels, the residence features a family bathroom, two double bedrooms (with the master having an en suite), and an open plan kitchen/reception room that opens onto a tiered private garden. Ideally located, the property is just a short walk from Askew Village, where you'll find "The Ginger Pig" butcher/deli, "The Eagle" gastro pub, "Askew Wines" independent wine merchants, and various cafes and boutique shops. Additional amenities, transport links, and shopping options are easily accessible in Shepherd's Bush Green, the Westfield complex, and East Acton.

Asking price: £635,000 Leasehold (including a share of freehold)

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Old Oak Road, London W3 7HQ

Two double bedrooms with master being en suite
Landscaped tiered garden.

Developed into flats in 2019 to a high standard
Split level flat offering 885 sq ft of accommodation

Spacious open plan kitchen/reception room

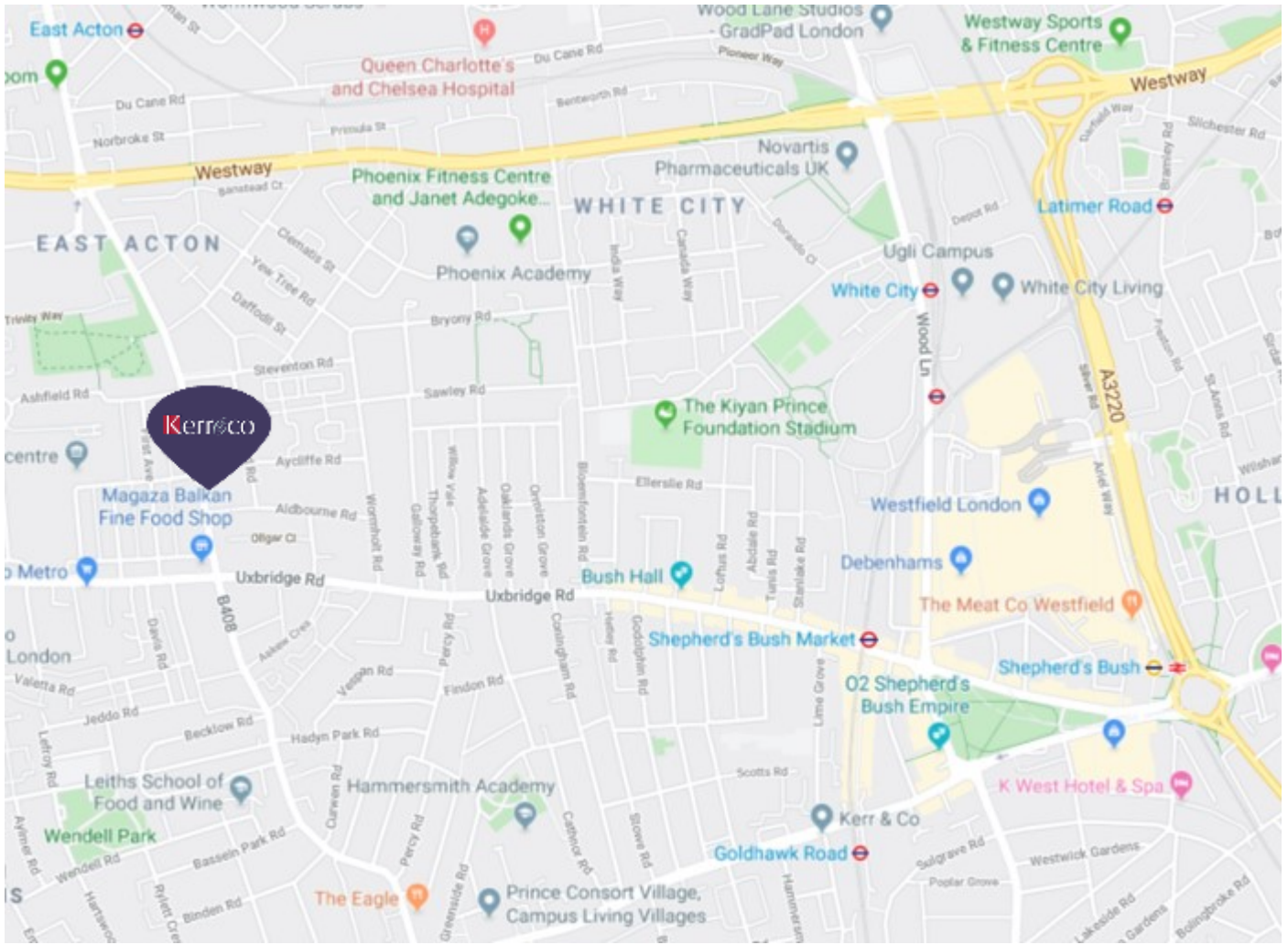
Long lease including Share of freehold

Nest thermostat, underfloor heating on lower ground, wide
Ash wooden floors throughout.

Close to broad spectrum of amenities along , Askew Road,
Uxbridge Road and Shepherd's Bush Common inc .Westfield
London

Some photos have been augmented using CGI.





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

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

Heating: Gas central heating via radiators

Accessibility: Two floors with stairs.

Flood risk: Surface water: High Rivers and Sea: Very Low

Old Oak Road, London W3 7HQ

Split level flat over raised and lower floors
Approx. total internal area: **885 SQ. FT. (82.2 SQ. M.)**

Asking price: **£635,000**

Tenure: **Share of freehold**

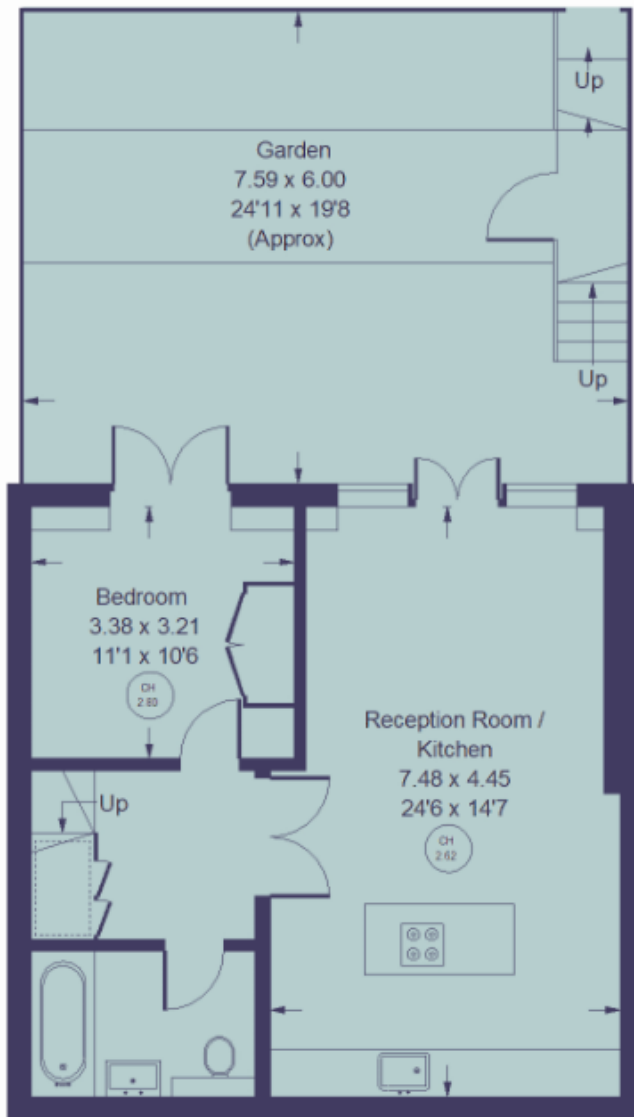
Ground rent: **Peppercorn**

Service Charge: **Share of outgoings**

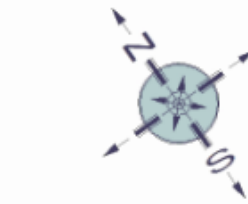
EPC Rating: **C76**


Parking: **Eligible of a LBHF Residents parking permit**

Council Tax: **Band D £1386.77 for current financial year**



Lower Ground Floor



 = Reduced headroom below 1.5 m / 5'0



Ground Floor

Kerrico

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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/fitings 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.