



Devonport Road, London W12

A two bedroom apartment set over three floors with a private patio garden. The flat is entered via front door off the communal entrance in to a inner lobby which in turn opens on to the reception room with open plan kitchen with a door on to the rear garden. On the first floor is the principal bedroom with a further double bedroom and the bathroom being set on the second floor.

The flat was built as a side extension to the Victorian house in the early 1980s as such will benefit from more modern construction thus having better thermal properties. The flat is well presented throughout and offers modern living with in easy reach of the transport connections along Goldhawk and Uxbridge Roads (Hammersmith& City and Circle underground lines) as well as the shopping and leisure facilities at Westfield London including John Lewis and the SoHo house private members club in the BBC development.

Asking Price: £445,000 Leasehold

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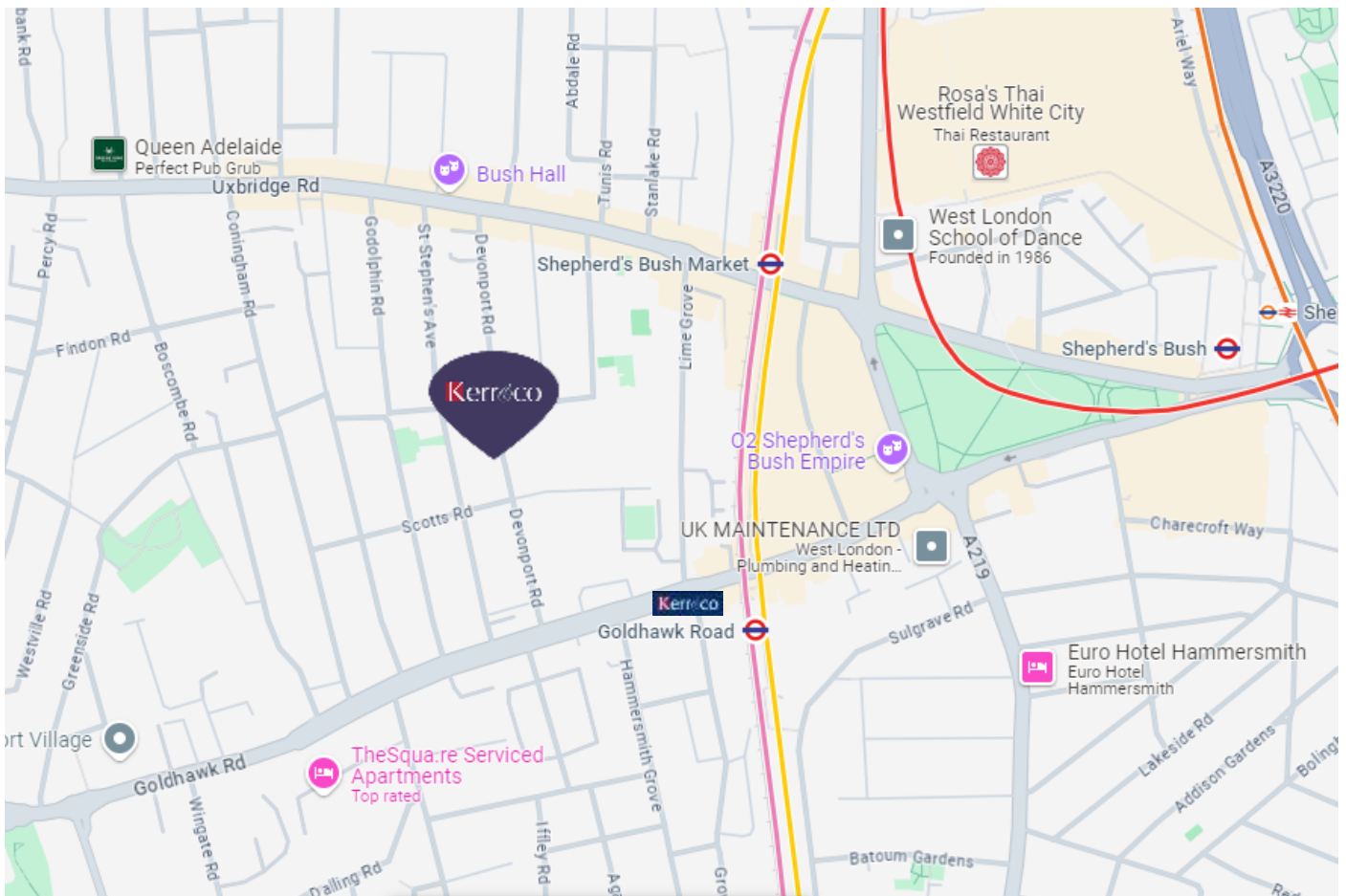
www.kerrandco.com



Devonport Road, London W12 8NZ

Three storey triplex apartment offering 686 sq. ft. of internal accommodation.
Reception room with open plan integrated kitchen.
West facing patio garden.
Principal double bedroom.
Second double bedroom.
Family bathroom.
Quiet residential street.
Well located for ease of access to the local underground stations providing access to the Central, Circle and Hammersmith & City lines.
Close to Westfield London and the BBC development with their broad ranges of shopping and leisure facilities as well as numerous restaurants.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	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

Leasehold with a lease of 125 years from 24th June 1983—83 years remaining

Ground rent: £50 per annum

Service charge: £720 for last financial year

Service charge covers: maintenance, communal electricity, repairs, buildings insurance.

Parking: Eligible for a LBHF residents parking permit

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

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

Heating: Gas boiler via radiators

Accessibility: Stairs to front door and stair to internal floors

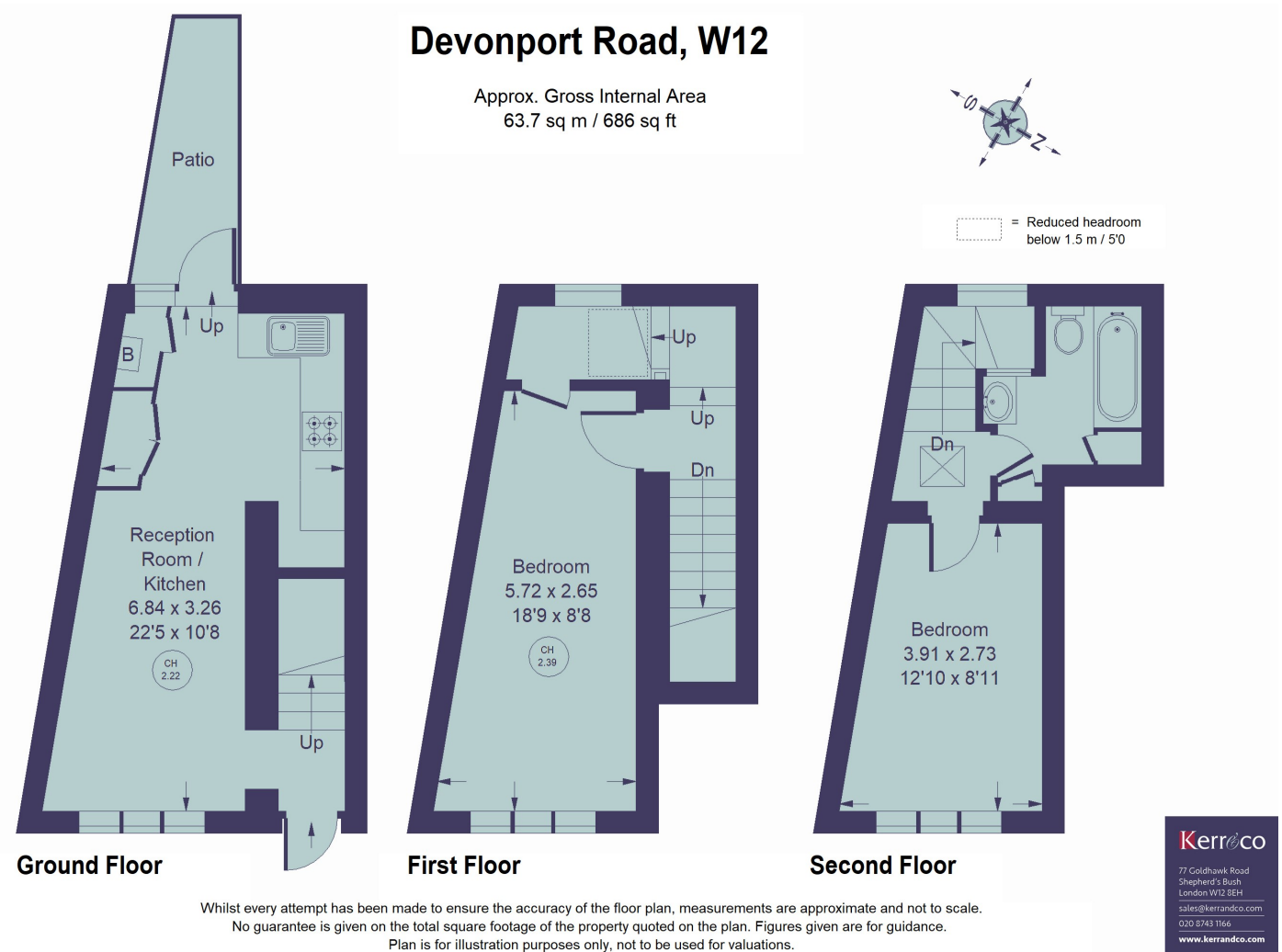
Flood risk: Surface water; high risk—>3.3% chance per annum. Rivers and sea—low risk <0.1% chance per annum

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Two bedroom triplex apartment

Approximate gross internal floor area: 686 Sq. Ft./ 63.7 Sq. M.



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.