



## Wendell Road, London W12

**A stunning three-bedroom split-level flat occupying the top two floors of a charming Victorian converted building, boasting a generously sized roof terrace.**

Spanning an impressive 1,179 square feet, this residence features a family bathroom alongside three bedrooms with the master bedroom being en suite. The focal point of the flat is its spacious open-plan kitchen, reception, and dining area, seamlessly flowing onto a magnificent 29-foot roof terrace offering breath taking views across the vibrant landscape of West London. The loft is demised to the flat and has scope to extend subject to planning permission and usual consents. Situated in the highly sought-after Askew Village/Wendell Park area, residents can enjoy the convenience of numerous cafes, the renowned Ginger Pig butcher/deli, and an array of independent shops and restaurants. The property also benefits from excellent transport links, with easy access to the A40 and A4 for travel in and out of London. Additionally, residents are within close proximity to the Westfield Complex, Ravenscourt Park, and Shepherd's Bush Green, providing convenient shopping facilities and recreational amenities. This flat offers an exceptional opportunity for luxurious living in a desirable London location.

**Asking Price: £845,000 Leasehold**

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### **Wendell Road, W12 9RT**

Light and spacious split level offering 1,179 Sq Ft of accommodation.

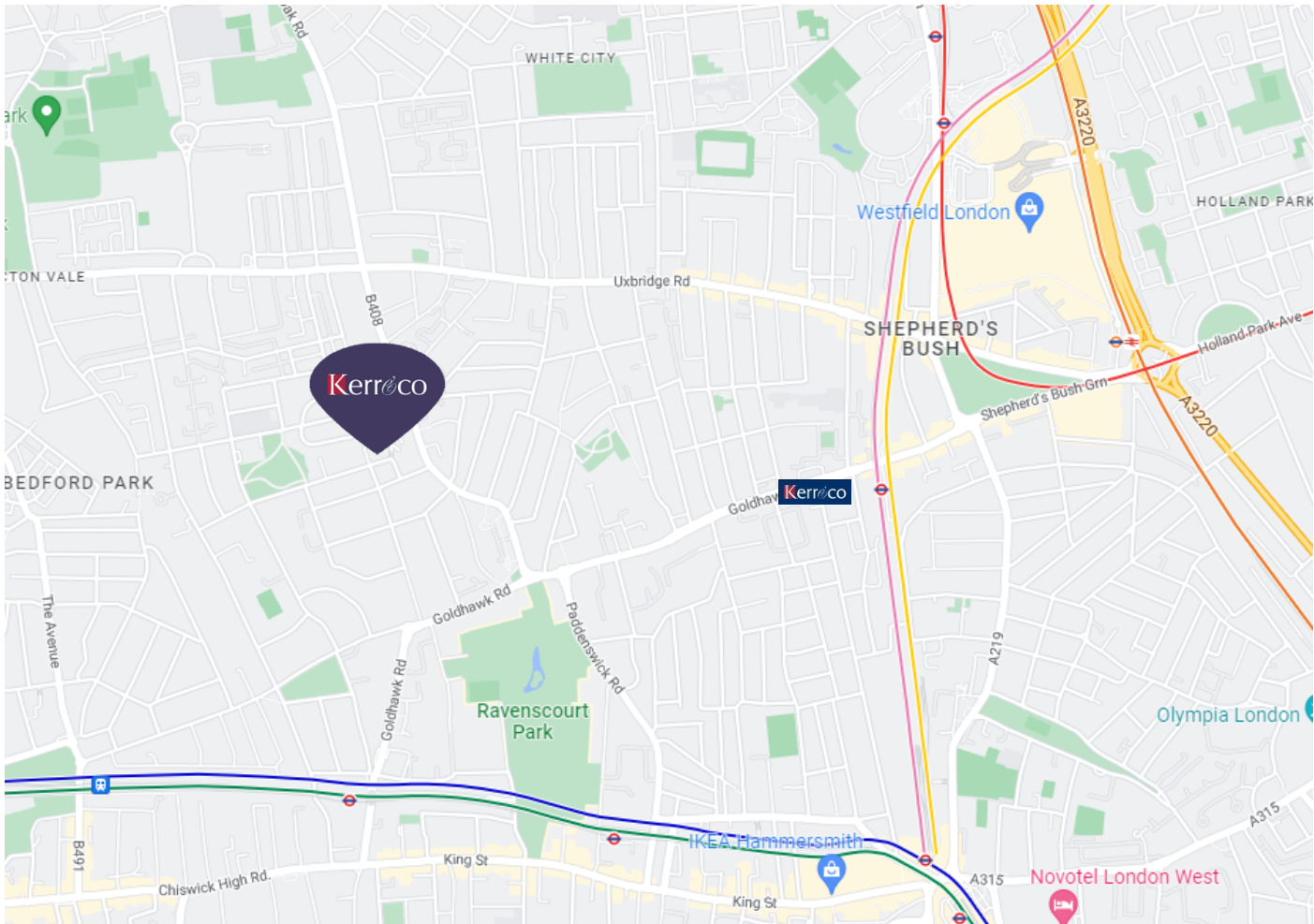
29 Ft roof terrace with views across West London.

Three bedrooms with master being en suite and additional family bathroom.

Large open plan kitchen/reception/dining area. The loft space is demised to the flat and there is scope to extend subject to planning permission and usual consents.

Two natural floors of Victorian converted building. Quiet location close to Wendell Park, in the Askew Village area close to all the amenities and transport links along Askew Road and Ravenscourt Park.





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

**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:** Stairs to first floor.

**Flood risk:** Surface water: Medium Rivers and Sea: Very Low



**Wendell Road, W12 9RT**

Three bedroom Victorian split level flat  
Approximate gross internal floor area: **1,179 Sq. Ft. (109.5 Sq. M.)**

Asking Price: **£845,000**

Tenure: **Leasehold**

Lease: **125 years from September 2001**

Ground rent: **£200 per annum**

Service charge: **2/3 of outgoings**

EPC Rating: **D61**

Parking: **Residents parking permit**

Council Tax: **Hammersmith and Fulham**

**Band E £1,694.94 2024-25**



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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.