



Netherwood Road, London W14

A spacious apartment set over the raised and lower ground floors of this handsome, terraced, Victorian property and well located for ease of access to both Hammersmith and Shepherd's Bush town centres.

The flat offers 1,032 square feet (95.9 Sq. M.) as well as a large South East facing rear garden. Currently the accommodation comprises interlinking reception rooms with original cornicing and a kitchen on the raised ground floor and two double bedrooms and a bathroom on the lower ground floor. The flat benefits from front and rear gardens, entrances on both lower and raised ground floors, a large under stair storage vault to the front, a large rear garden and plenty of built in storage. There is scope, subject to the usual consents, to extend to the rear and rearrange the internal layout to suit a buyers needs. The property is located with in easy reach of the transport connections Shepherd's Bush (Central, Circle and Hammersmith & City lines) and Hammersmith (District, Piccadilly, Circle and Hammersmith and City lines) as well as the shopping and leisure facilities at Westfield London and along King Street Hammersmith.

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com



Netherwood Road, London W14 0BJ

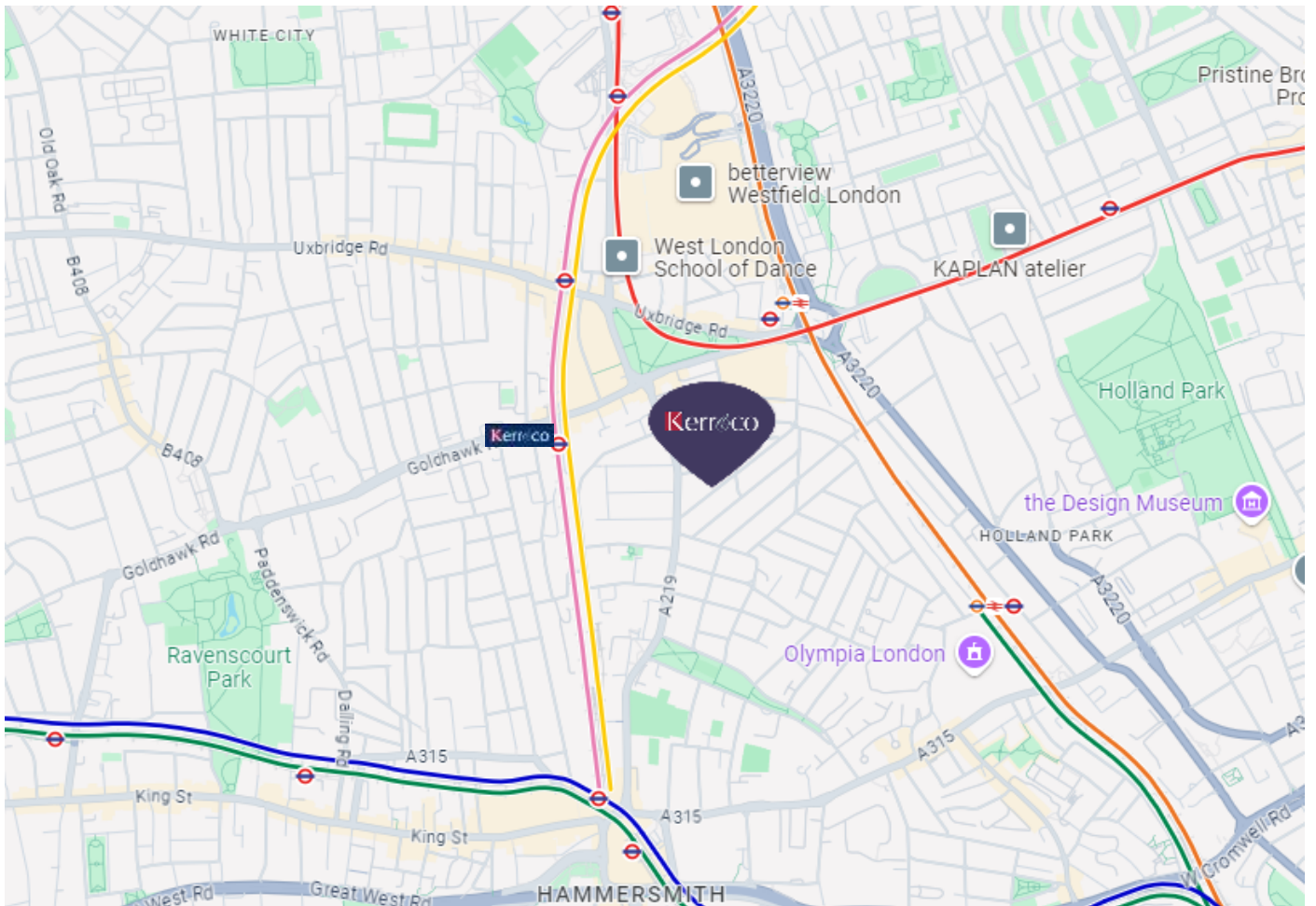
Duplex apartment set over the raised and lower ground floors with entrances on both. Two double bedrooms, dual aspect reception room, kitchen and bathroom.

Large South east facing rear garden.

Scope to extend and rearrange to a buyers needs—subject to the usual consents.

Well located for ease of access to Shepherd's Bush and Hammersmith underground stations (Central, Circle, District, Piccadilly and Hammersmith & City lines).





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60

Tenure and other pertinent information

Share in the freehold with an underlying lease of 189 years from 21st October 1974

Ground rent: £30 per annum if collected

Service charge: One third of expenditure

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

Local Authority: London Borough of Hammersmith and Fulham

Parking: Eligible for a residents parking permit

Council Tax: Band E (£1,694.94 for current financial year)

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: Steps to front door and internal staircase

Flood risk: Surface water: High risk >3.3% chance per annum Rivers and Sea: Very low risk <0.1% chance per annum

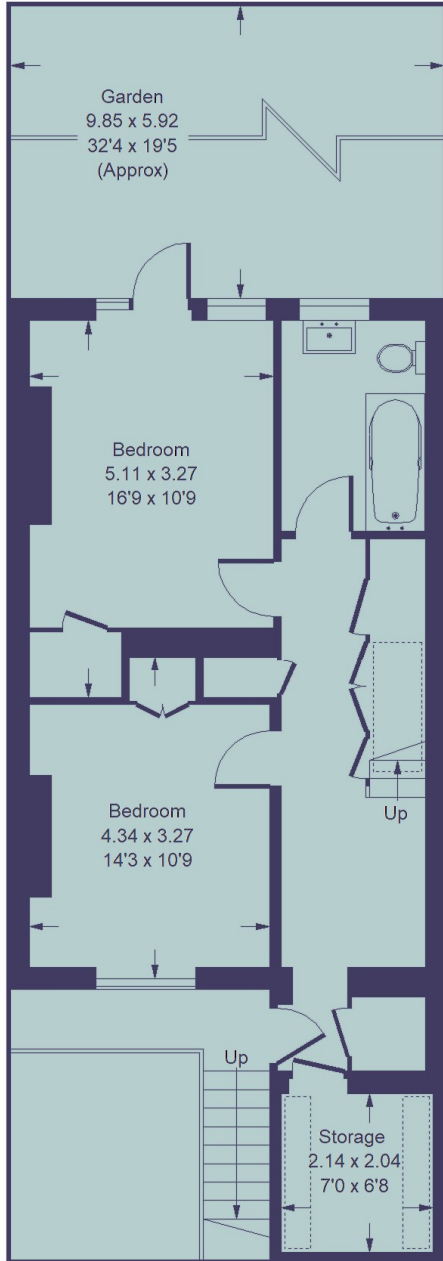
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Asking Price: **£795,000**

Lower ground and raised ground floor duplex apartment with rear garden

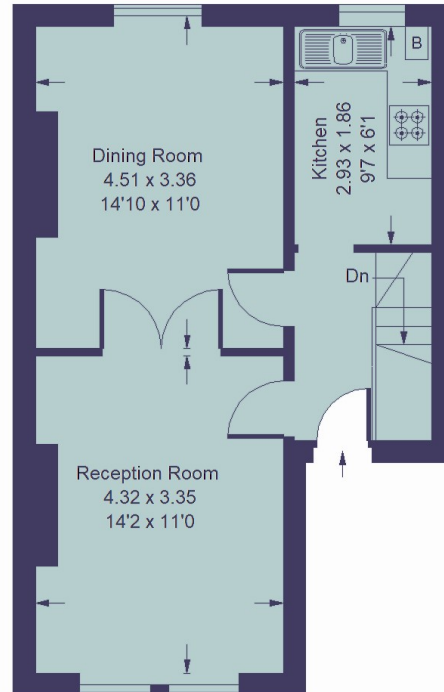
Approximate gross internal floor area: **1,032 Sq. Ft. / 95.9 Sq. M.**

Netherwood Road, W14



Lower Ground Floor

Approx. Gross Internal Area
95.9 sq m / 1032 sq ft



= Reduced headroom
below 1.5 m / 5'0

Raised Ground Floor

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.

Kerr&co

77 Goldhawk Road
Shepherd's Bush
London W12 8EH
sales@kerrandco.com
020 8743 1166
www.kerrandco.com

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.