



## Dorville Crescent, London W6

**A spectacular, three bedroom duplex apartment located on the junction of Dorville Crescent and Wellesley Road, moments from the eastern entrance to Ravenscourt Park. This light and spacious property measures in excess of 1,175 sq ft over two floors and the accommodation is arranged as a large reception room with open plan kitchen, a principal bedroom suite, two further bedrooms, a shower room, separate cloakroom and a delightful rear garden with side pedestrian access.**

Dorville Crescent is well located for ease of access to the broad selection of local transport connections including Ravenscourt Park and Hammersmith underground stations, numerous local bus routes and ease of access to both the A4 and A40. There are numerous outstanding local schools including John Betts and Brackenbury Primary schools. Shopping and leisure facilities can be found along King Street, Hammersmith Broadway and Westfield London all offering a wide variety of facilities. Other local treats include the Lyric Theatre and Eventim Hammersmith Apollo as well as easy access to the River Thames footpath.

**Guide Price: £1,150,000 Share in the Freehold**

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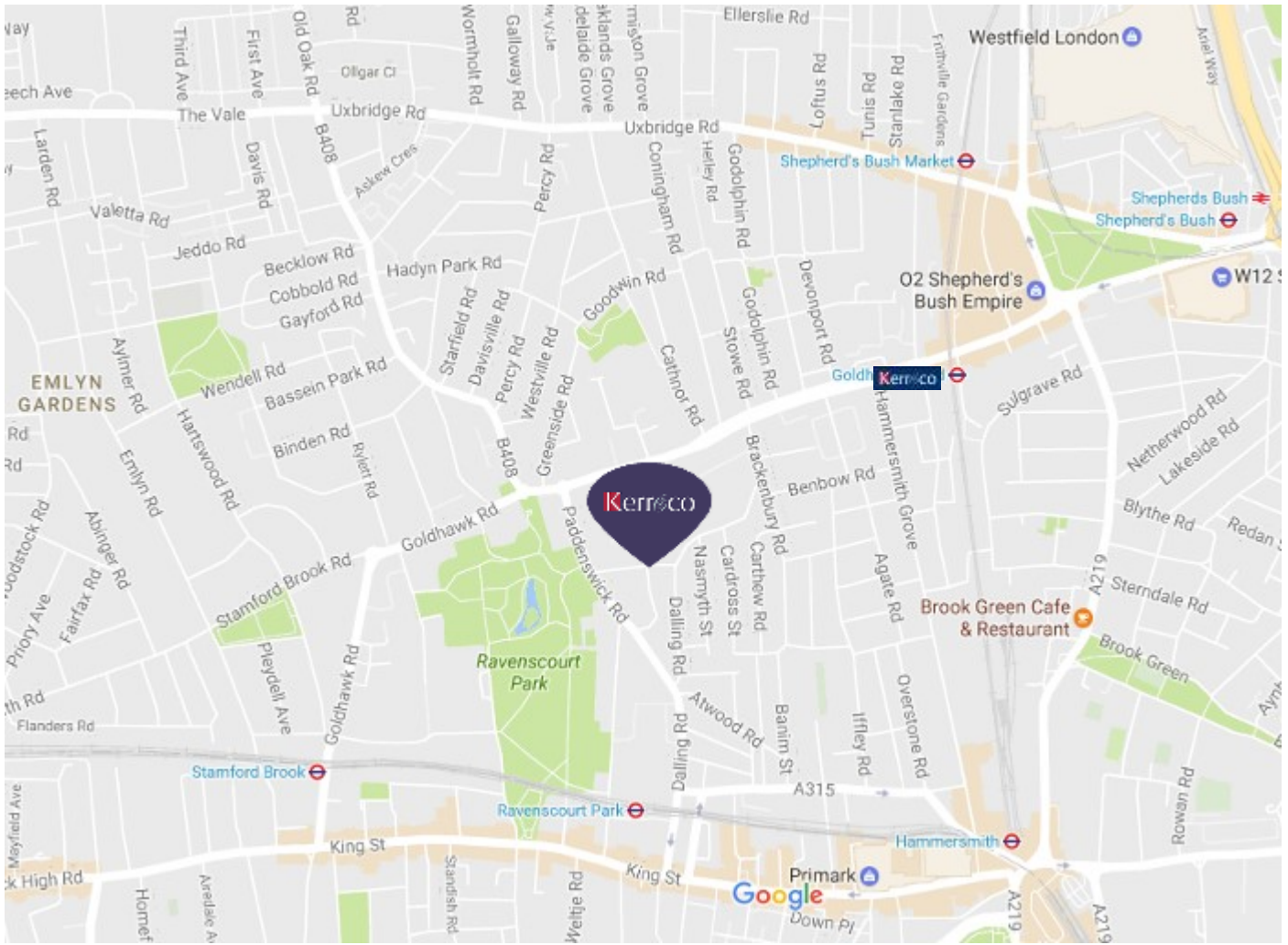
## Dorville Crescent, London W6 0HJ



Split level three bedroom apartment measuring almost 1,200 square feet.  
Light and spacious reception room  
Modern fully integrated kitchen  
Master bedroom suite  
Two further double bedrooms  
Family bathroom  
Separate cloakroom  
Charming and secluded rear garden with side pedestrian access.  
Easy access to transport and shopping facilities along Goldhawk Road, King Street, Hammersmith Broadway and Westfield London







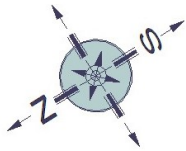
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

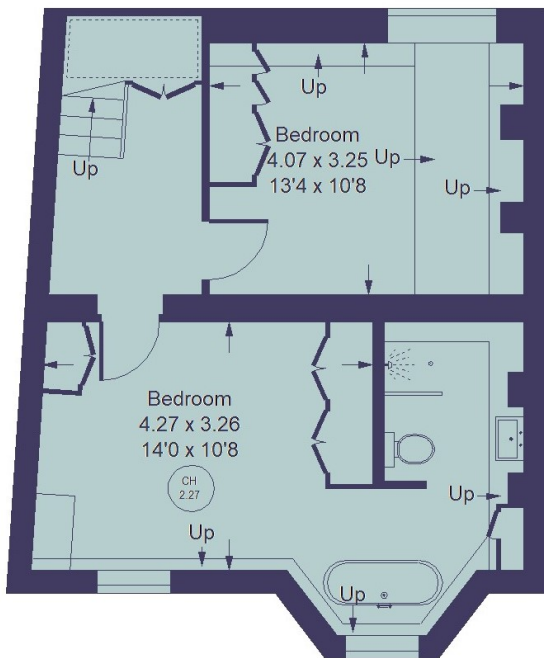
- Tenure: Share in the freehold with an underlying lease of 999 years from 1st January 2008
- Service Charge and Ground Rent: 40% of outgoings in maintaining the and insuring the building and peppercorn ground rent
- Service charge covers: Maintenance, communal electricity, repairs, buildings insurance.
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band E (£1,694.94 for current financial year 24/25)
- Parking: Eligible for a L.B.H.F. residents parking permit
- Accessibility: Step to front doors and internal stairs
- Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
- Heating: Gas central heating via radiators and under floor heating to shower room
- Flood risk: Copy available on request

Dorville Crescent, London W6 0HJ  
 Guide Price: £1,150,000  
 Three bedroom split level garden flat  
 Gross internal floor area: 1,175 SQ. FT. (109.2 SQ. M.)

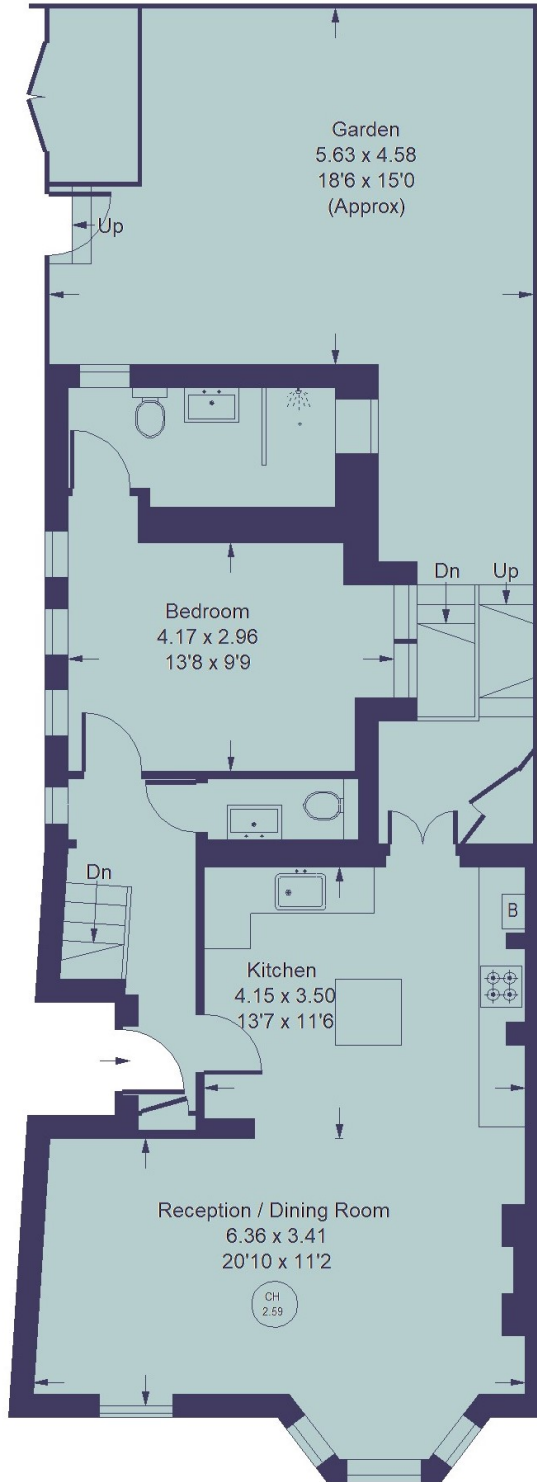
Approx. Gross Internal Area  
 109.2 sq m / 1175 sq ft



= Reduced headroom  
 below 1.5 m / 5'0"



**Lower Ground Floor**



**Ground Floor**

**Kerr&co**  
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 Shepherd's Bush  
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 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/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.