

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

Kerr&co



Bryony Road, London W12

A well-presented four-bedroom house laid out over two floors, which has been extended on the ground floor giving you an impressive light and spacious living space.

This well-laid-out house comprises a downstairs WC, an open-plan kitchen/reception/dining area leading through bi-fold doors onto a large garden circa 33ft in length, a bathroom, four bedrooms and loft area for storage. The property is situated on the edge of the popular Flower Estate, overlooking Wormholt Park, and is within easy access to transport links and shopping facilities at White City Westfield Complex. Local amenities including two supermarkets, cafe, health centre, chemist, can be found on the adjacent Bloemfontein Road and transport links (including two underground stations - Wood Lane and White City) along Wood Lane approx. 10-15 mins walk.

Offers in the region of: £700,000 Freehold

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Bryony Road, London W12 OSP

Four bedroom house in the Flower Estate overlooking Wormholt Park.

Generous open plan kitchen/reception room / dining room.

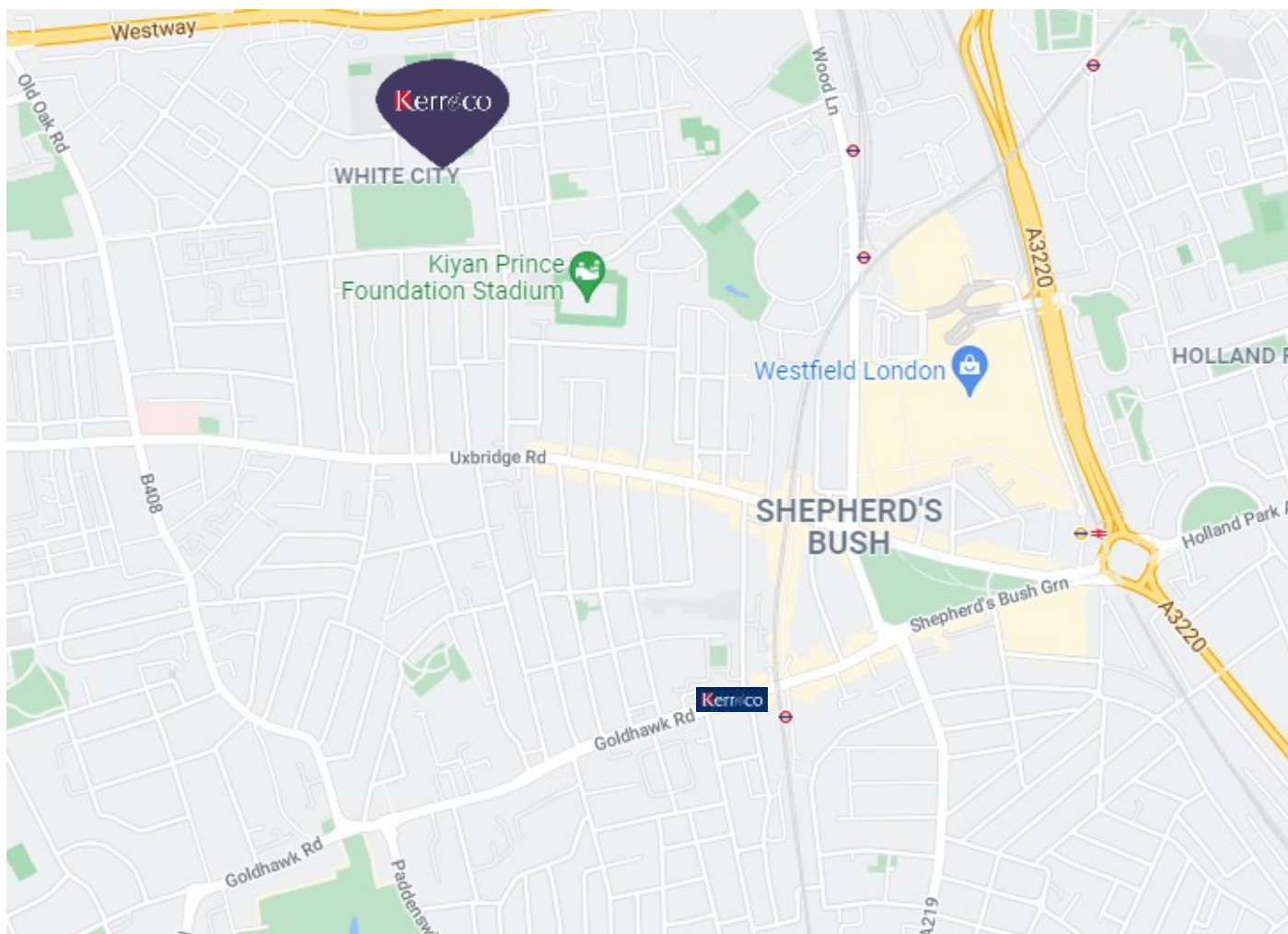
Large garden circa 33ft in length
Downstairs WC.

Bi fold doors

Loft area for storage.

Local amenities can be found along Uxbridge and Bloemfontein Roads and transport (including underground stations) along Wood Lane and East Acton station approx. 10-15 mins walk.





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

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: one step to door, one flight of stairs.

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

Bryony Road, W12 OSP

Four bedroom terraced house

Approximate gross internal floor area: **854 Sq. Ft. (79.3 Sq. M.)**

OIRO: **£700,000**

Tenure: **Freehold**

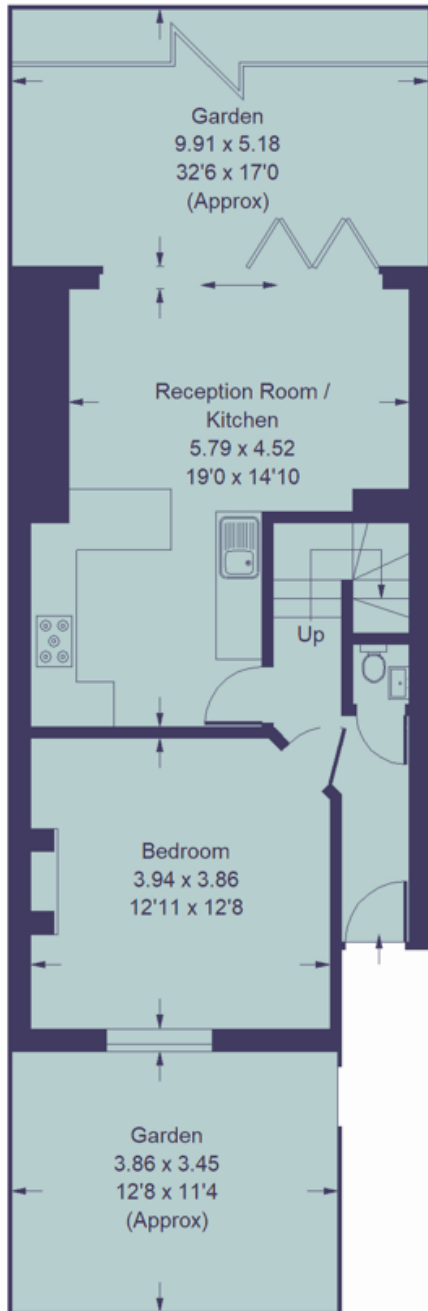
EPC Rating: **D67**

Parking: **Residents parking permit**

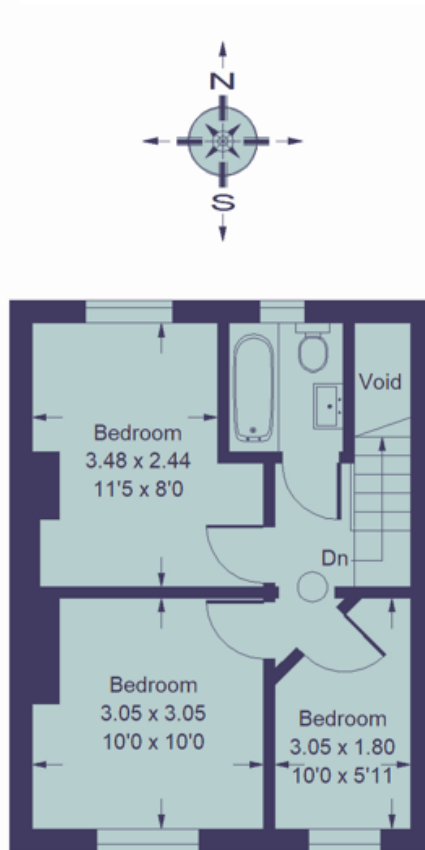
Council Tax: **Hammersmith and Fulham**

Band D £1,386.77 (2024-25)

NB: These are library photos



Ground Floor



First Floor

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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.