

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

Kerr&co



Hadyn Park Road, London W12

An exceptional garden flat which offers well planned and highly stylish accommodation by providing a double bedroom, kitchen/dining room, a delightful South facing rear garden, separate reception room, a bathroom as well as a conservatory off the bedroom which makes an ideal home office. There is potential to extend further should the need arise subject to the usual consents.

Hadyn Park Road runs from Askew Road to Percy Road and is a quiet residential street well located for the fantastic array of local shopping along the increasingly popular Askew Road. Broader facilities can be found at Westfield London including the transport hub which includes the underground and overland stations numerous bus routes as well as international shopping and leisure facilities.

Offers in excess of: £520,000 Leasehold

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Hadyn Park Road, London W12 9AQ

Bright and spacious one bedroom garden flat.

Double bedroom with built in wardrobes.

Exceptional kitchen dining room with recently installed
fully integrated kitchen.

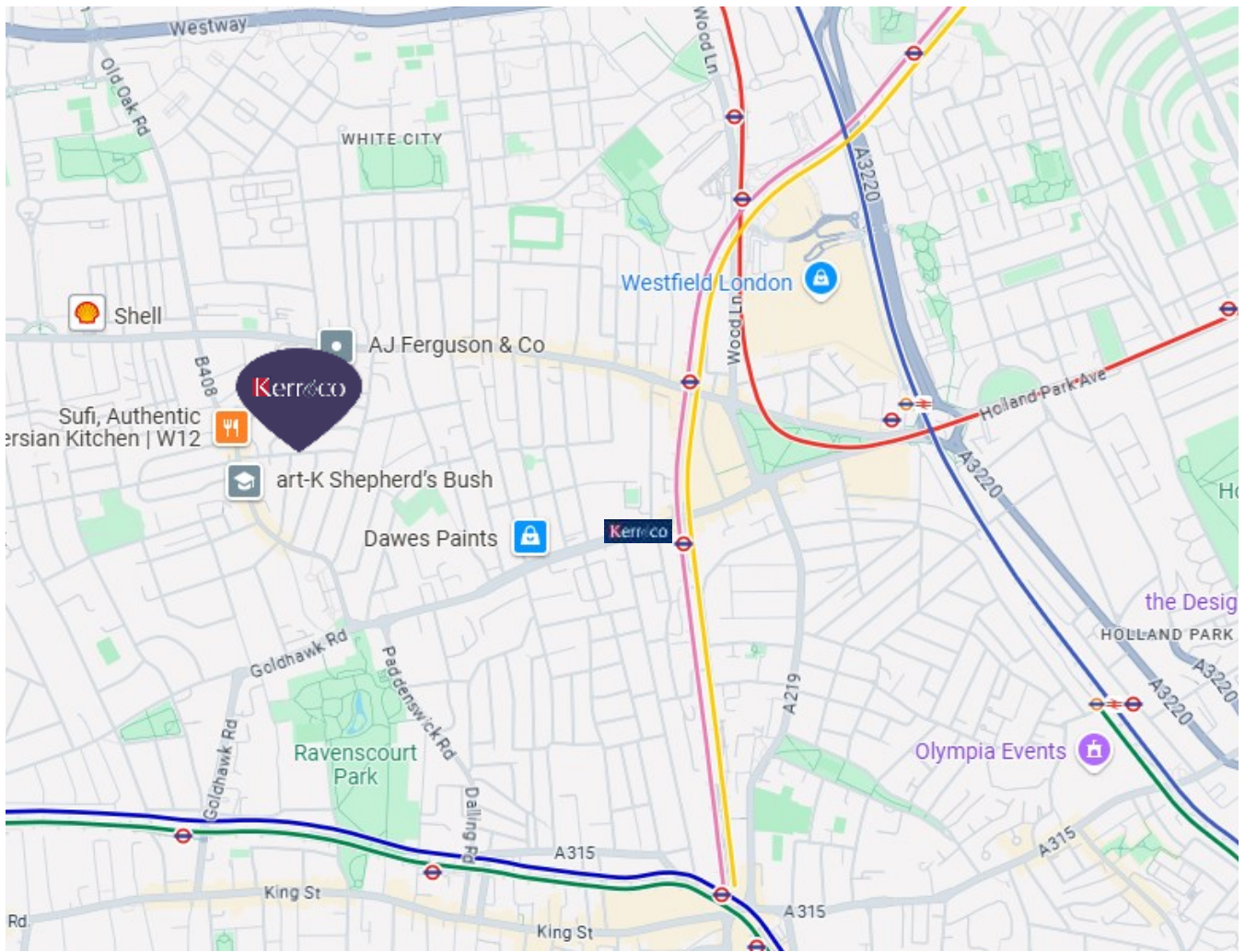
South facing rear garden.

Potential to extend in to both the side return of the
garden as well as the large storage cellar subject
consents.

Conservatory off the bedroom which is a perfect home
office.

Stunning reception room with working fireplace and
fitted cupboards and shelves.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

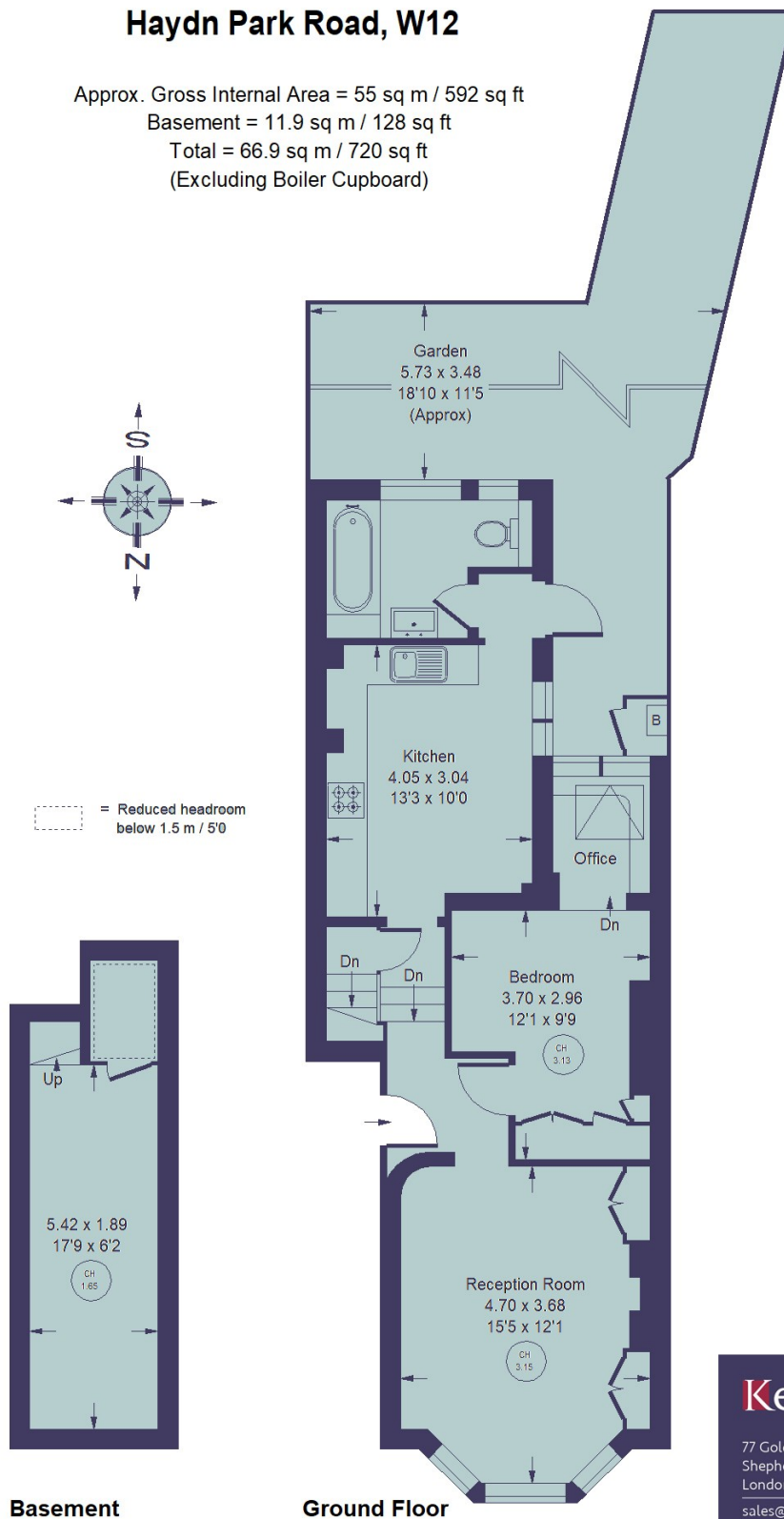
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 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:	Leasehold with a lease of 189 years from 25th December 1982—145 years remaining. There is outline agreement to acquire a share in the freehold.
Service Charge and Ground Rent:	1/3 outgoing and £250 per annum doubling every 20 years
Service charge covers	Building insurance, communal electricity, repairs and maintenance
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1,451.42 for current financial year 25/26)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Step to front door 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
Flood risk:	Copies available on request

Hadyn Park Road W12 9AQ
Offers in excess of: £520,000
One bedroom Victorian garden flat
Approximate gross internal floor area: 592 Sq. Ft./ 55 Sq. M.

Haydn Park Road, W12

Approx. Gross Internal Area = 55 sq m / 592 sq ft
 Basement = 11.9 sq m / 128 sq ft
 Total = 66.9 sq m / 720 sq ft
 (Excluding Boiler Cupboard)



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.

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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.