

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

Kerr&co



Askew Road, London W12

A bright and spacious one bedroom flat set on the top floor of this converted Victorian terraced building. The flat offers well laid out, split level, accommodation as well as a wonderful West facing roof terrace providing far reaching views.

The flat is entered on the first floor and comprises of a bright reception room opening on to the kitchen, a double bedroom and a bathroom. The ever popular Askew Village which is home to many café's, boutique independent shops, the "Ginger Pig" butcher/deli and numerous restaurants/gastro pubs. Also within easy access is West London Westfield Complex, Ravenscourt Park and Shepherd's Bush Green.

Offers over: £400,000 Share of Freehold

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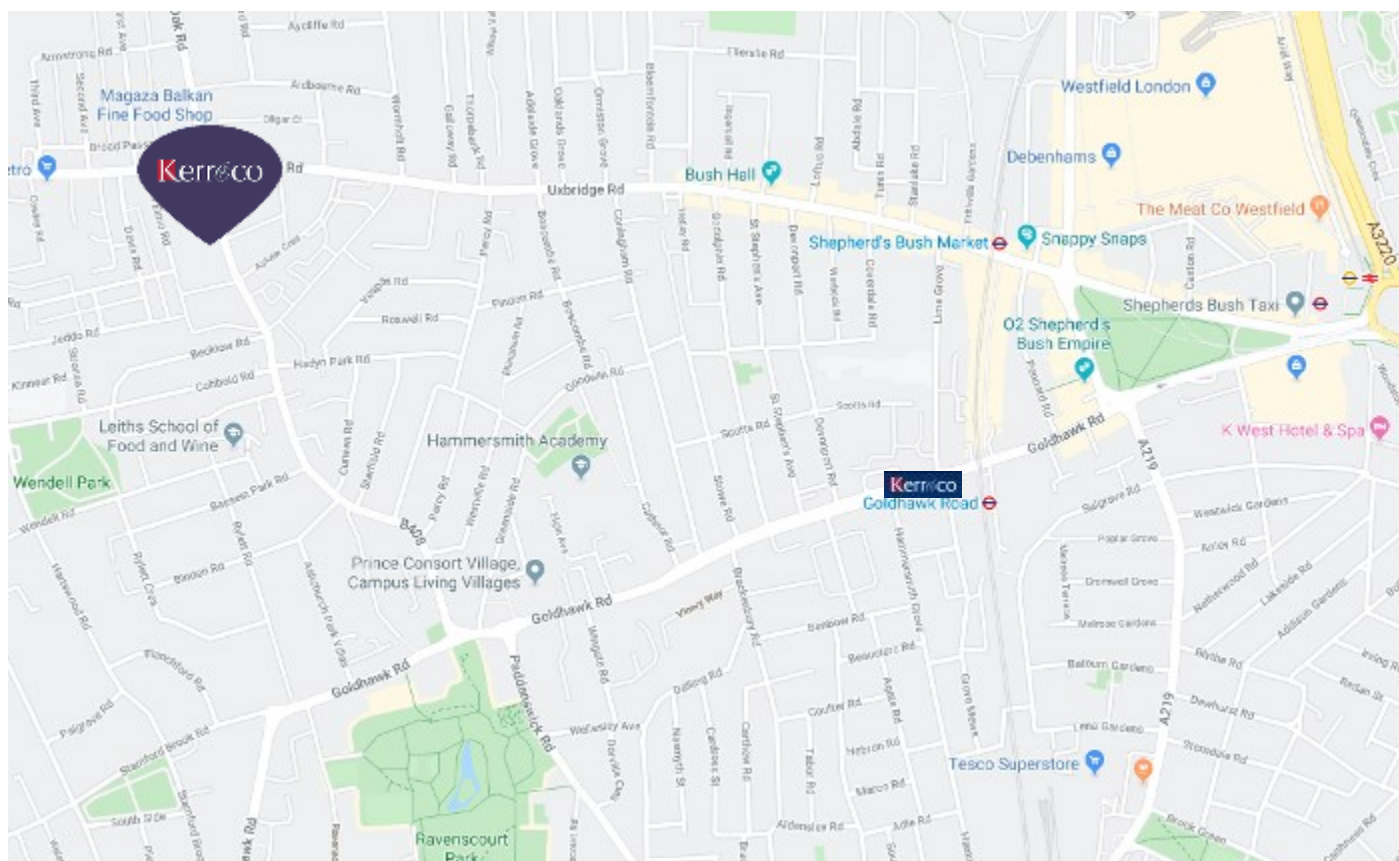
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Askew Road, London W12 9BH

Bright and spacious one bedroom flat.
 Roof terrace with far reaching views to the west.
 Entered on first floor with stairs to the top floor
 Generous reception room.
 Semi open plan modern kitchen.
 Large double bedroom.
 Bathroom.
 Located on the ever popular Askew Village with its
 broad selection of local shops and cafes.
 Transport to be found along Askew and Uxbridge Roads
 with wider facilities at Westfield London.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	80 C
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 and other pertinent information

Tenure: **Share of freehold**

Underlying Lease: **999 years from 25th March 1999**

Ground rent and service charge: **Peppercorn and TBA**

Service charge covers: **maintenance and repairs, communal electricity use and insurance,**

Parking: **Residents parking permit**

Council Tax: **Band D £1386.77 per annum for current financial year**

Flood risk: **available on request**

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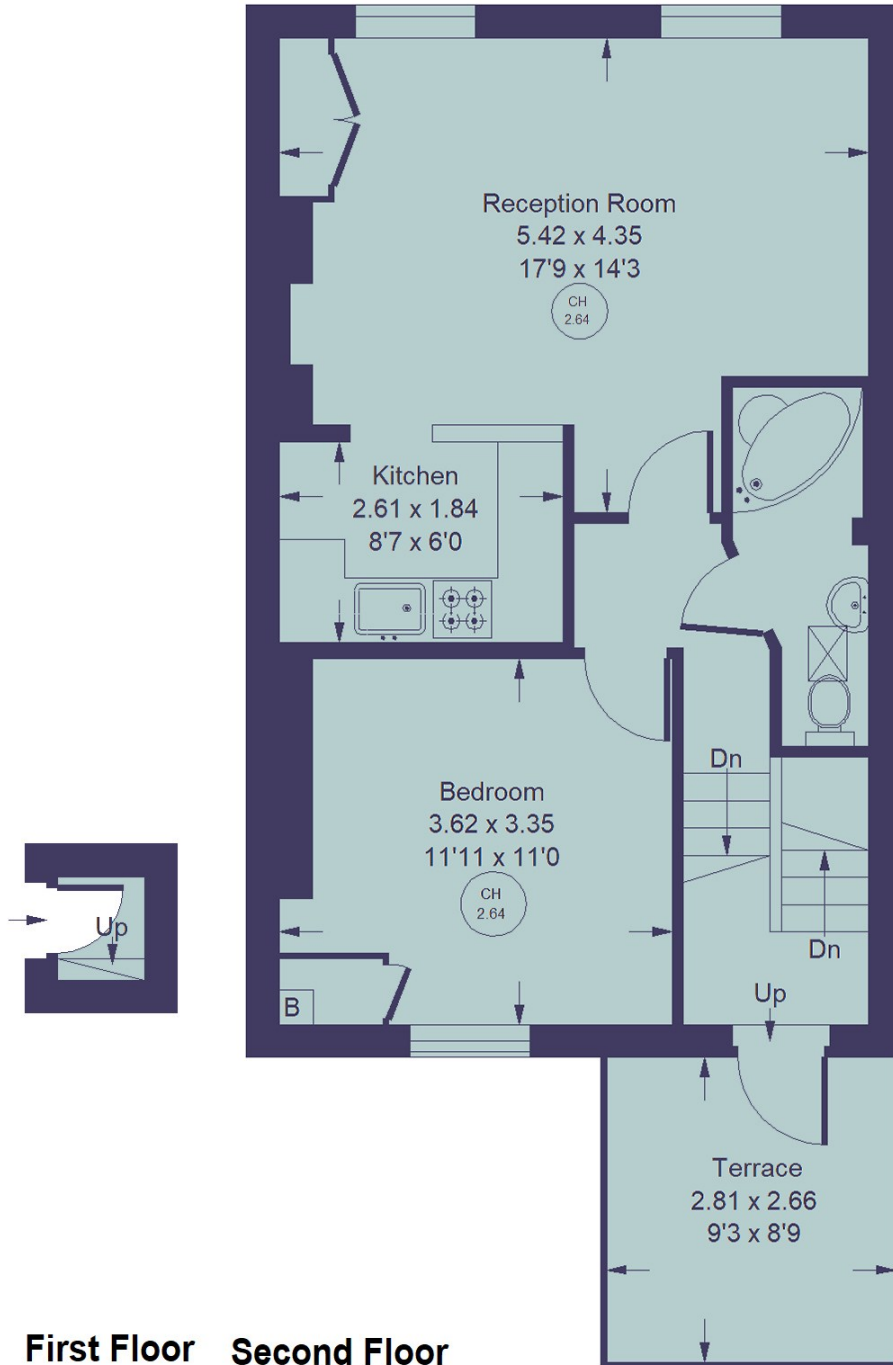
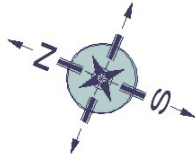
Offers over: £400,000

One bedroom top floor flat in Victorian conversion

Approximate gross internal floor area: 536 Sq. Ft. (49.8 Sq. M.)

Askew Road, W12

Approx. Gross Internal Area
49.8 sq m / 536 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No responsibility is taken for the total accuracy of the measurements shown on the plan. Errors shown are for guidance.

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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/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.