

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

Kerr & Co



Percy Road, London W12

A substantial terraced Victorian house which is currently arranged as three self contain residential flats comprising; a two bed garden flat with basement, three bedroom first floor flat and a four bedroom duplex apartment over the top two floors. Suitable for investors or cash buyers only.

The condition of the flat ranges from recently refurbished to requiring cosmetic upgrading which would improve the annual income. The house is located to the Southern end of Percy Road making it well placed for ease of access to the broad local facilities along Askew Road with Ravenscourt Park a few minutes walk away. Local transport connections include Ravenscourt Park, Goldhawk Road and Shepherd's Bush (providing Hammersmith & City, Central, Circle, District underground lines) as well as easy access to the main arterial A4 and A40 as well as numerous local bus route. Shopping and leisure facilities at Westfield London including John Lewis and SoHo house private members club.

Asking Price: £1,350,000 Freehold

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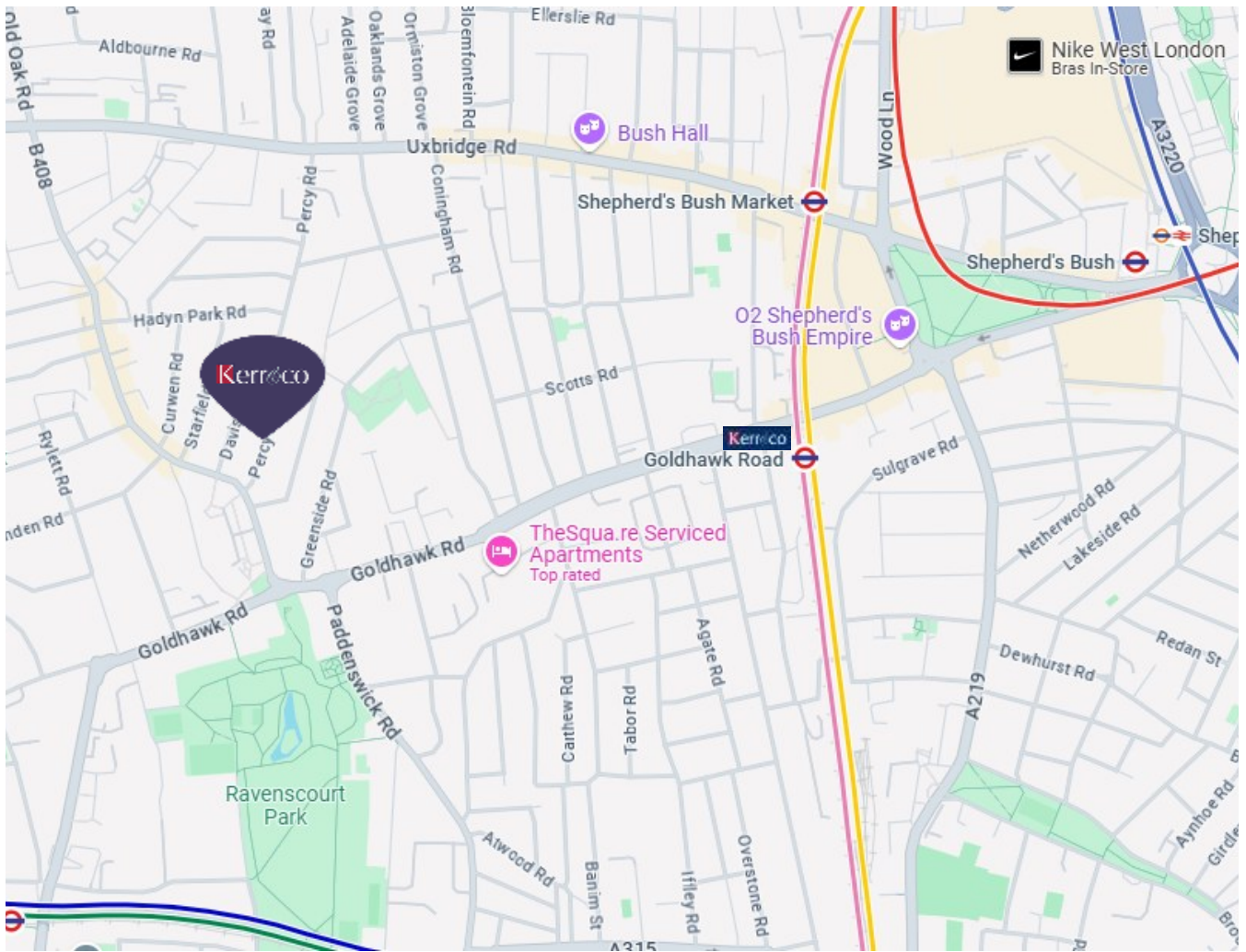




Percy Road, London W12 9PX

Four storey Victorian terraced building.
 Currently arranged as three self contained flats (1 x 2
 bed garden flat, 3 bed first floor flat and a four bed split
 level over the top two floors).
 Held on a single title but each flat has separate utilities
 and council tax rating.
 Well located for the broad range of local shopping,
 leisure and transport connections.
 Ranging in condition from recently renovated to
 requiring cosmetic updating.
 Potential income up to approx. £90k per annum.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 78 C |
| 55-68 | 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.

| | |
|---------------------------------|---------------------------------------------------------------------------------------------------------------|
| Local Authority: | London Borough of Hammersmith & Fulham |
| Council Tax: | All flats are Band D (£1386.77 for current financial year 24/25) |
| Parking: | Eligible for a L.B.H.F. residents parking permit |
| Accessibility: | Steps 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 |
| Flood risk: | Available on request |

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Asking Price: **£1,350,000**

4 storey Victorian terraced home

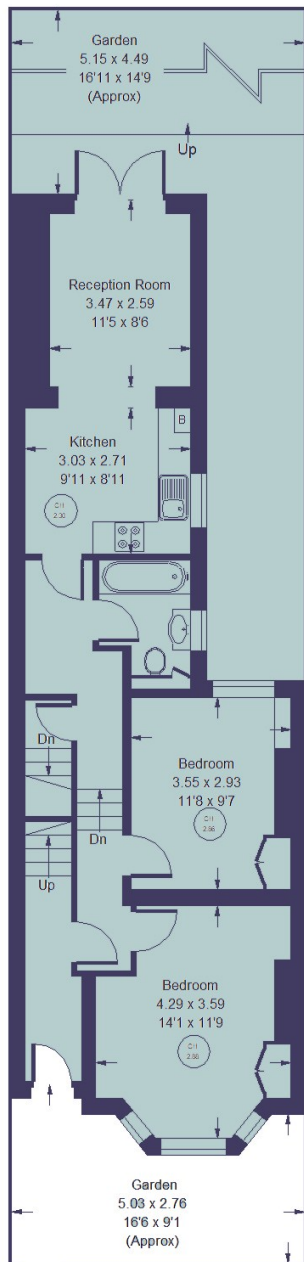
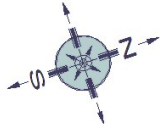
Approximate gross internal floor area: **2,307 Sq. Ft. / 214.3 Sq. M. Excluding basement**

Percy Road, W12

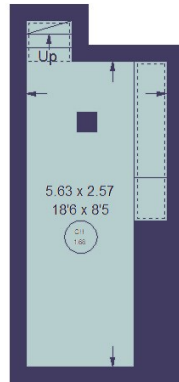
Approx. Gross Internal Area = 214.3 sq m / 2307 sq ft

Basement = 13.8 sq m / 148 sq ft

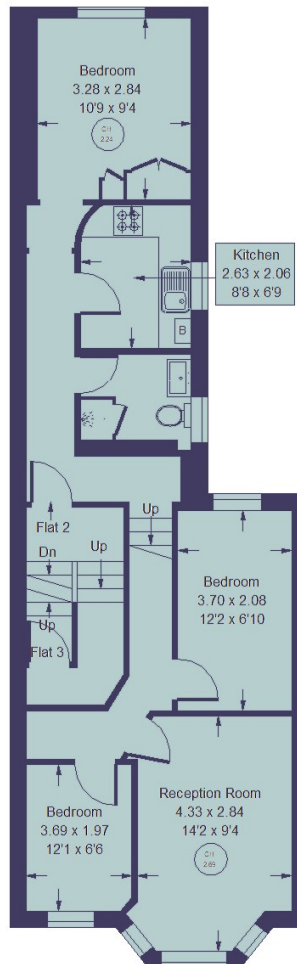
Total = 228.1 sq m / 2455 sq ft



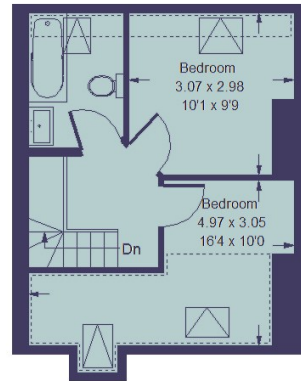
Ground Floor



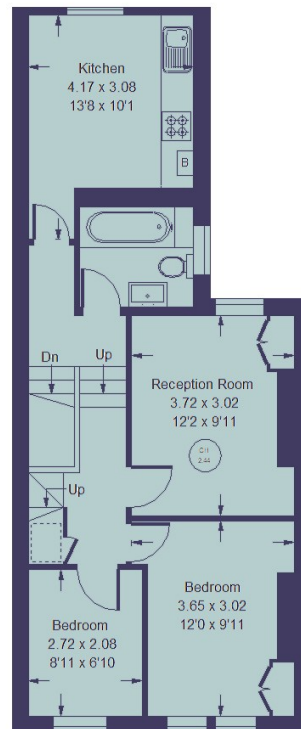
Basement



First Floor



Third Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0"

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.

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.

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