

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

**Kerr**&co



## Devonport Road, London W12

**A contemporary and highly stylish three-bedroom maisonette occupying the ground and lower ground floors of this recently built Victorian-style building.**

The property spans 1,359 sq. ft. (126.3 sq. m.) and offers light and spacious accommodation across two floors. The layout includes a beautifully designed kitchen/dining room with French doors opening onto a front patio, and a large reception room with bi-fold doors leading to a glass walkway that connects to the private rear garden. The master bedroom features an en-suite bathroom and direct access to the rear patio, while two further generously sized double bedrooms and two family bathrooms provide ample space for family or guests. The property also benefits from a utility room, adding practicality to its stylish design. Exceptionally well-located, the maisonette is just a 5-minute walk from the transport hub at Westfield London, offering easy access to Central and Overground stations. It is also within close proximity to St. Stephen's Primary School, widely regarded as one of West London's finest schools. This property combines contemporary elegance with a practical layout, making it an ideal choice for modern family living.

**Asking Price: £950,000 Share in the freehold**

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[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 4332  
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## **Devonport Road, London W12 8NU**

Spacious reception room with Bi-fold doors to the garden.

Principle bedroom with en suite shower room and French door on to the rear patio.

Two additional double bedrooms.

Spacious kitchen / dining room with fully integrated kitchen with quartz work tops.

Two family bathrooms with Hansgrohe fittings.

5 mins to Shepherd's Bush Market station.

Highly efficient flat with modern condenser boiler and triple glazed Argon filled windows.

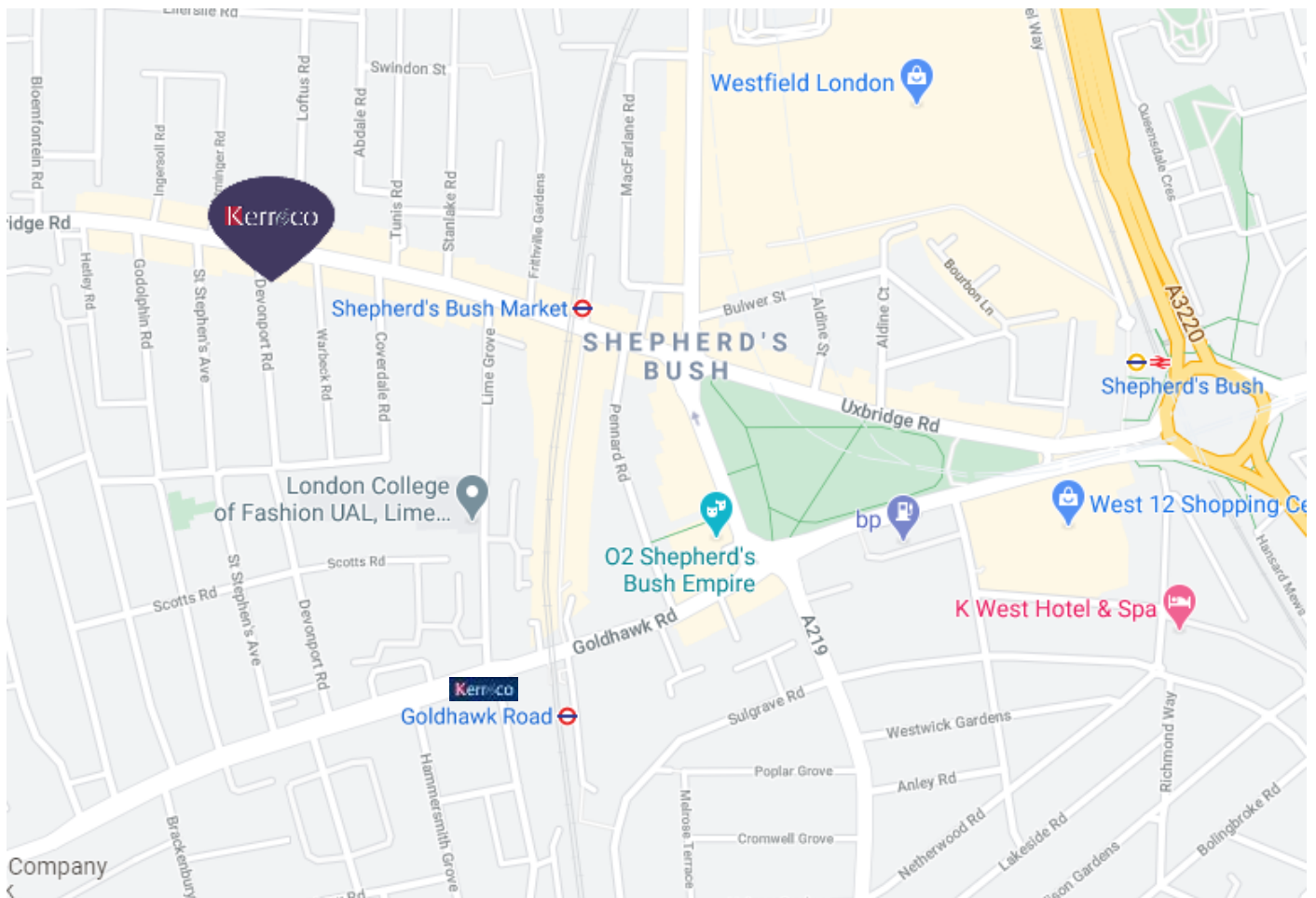
Master bedroom with en-suite bathroom.

Glass walkway from living room to rear garden.

Utility room with fitted storage.

No entitlement to a residents parking permit although Zipcar bays within a few minutes walk.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	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.

Tenure: **Share of freehold (with an underlying lease of 115 years remaining)**

Service charge: **£2,180 per annum (includes building insurance, repairs, cleaning)**

Ground rent: **£0**

Parking: **There is no right to a residents parking permit, Zipcar bays a few minutes walk away**

Council Tax: **Hammersmith and Fulham Band E £1,694.94 (2024-25)**

Connected services: **Mains water and drainage, gas, electricity, telephone and broadband (fibre and cable available locally)**

Heating: **Gas central heating via radiators**

Accessibility: **Internal staircase to the lower ground floor**

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



**Devonport Road, London W12 8NU**

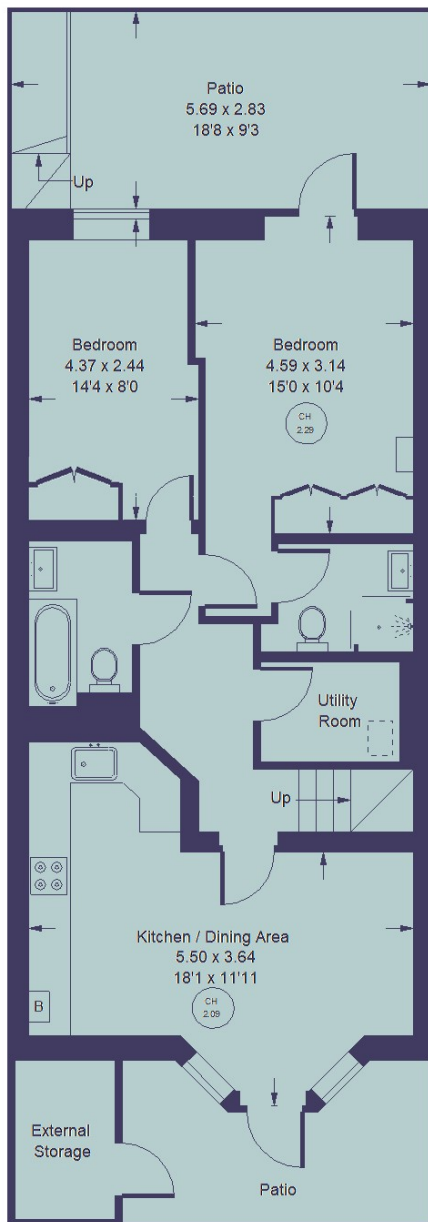
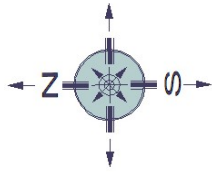
**Asking Price: £950,000**

**Approx. Gross Internal Area: 1,324 Sq. Ft. (123 Sq. M.)**

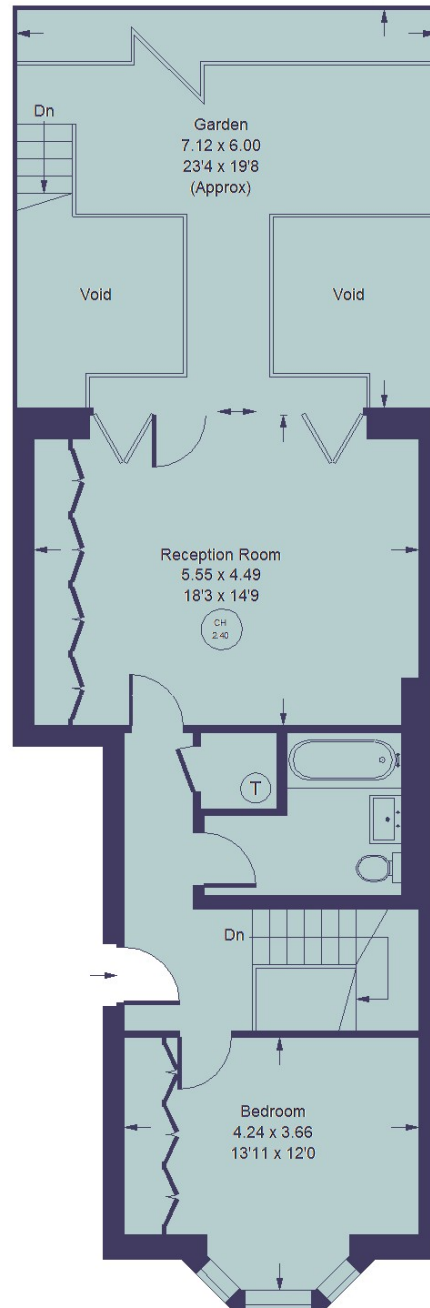
**External Storage: 35 Sq.Ft. (3.3 Sq.M.)**

**Total: 1,359 Sq.Ft. (126.3 Sq.M.)**

**Tenure: Share in the freehold**



**Lower Ground Floor**



**Ground 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 alterations 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.