



Gayford Road, London W12

A wonderful opportunity to acquire this terraced house overlooking Wendell Park, with full planning permission to significantly extend to create a magnificent family home measuring in excess of 2,200 Sq. Ft. (209 Sq. M.). Unusually the property plays out to the rear allowing for a 7 metre wide kitchen / dining room leading on to a wider than average, South West facing, rear garden overlooking Wendell Park. The property is available to cash buyers only as it is not suitable for mortgage lending.

The consented planning scheme allows for extensions on the ground, first and second floors to provide a sizeable kitchen / dining / living room measuring over 7 metres wide leading on to the rear garden, a separate reception room, ground floor cloak room / utility room, a principal bedroom suite, a further four double bedrooms and two family bathrooms. Gayford Road is located in the Askew Village providing easy access to a broad selection of local shops, cafes and is within the catchment of several Ofsted rated exceptional schools. Wider facilities and transport connections can be found at Westfield London and along both Goldhawk and Uxbridge Roads.

Asking Price: £1,150,000 Freehold

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Gayford Road, London W12 9BY

Exceptional opportunity to create a magnificent ecological home for years to come.

Full planning for significant enlargement to over 2,200 square feet.

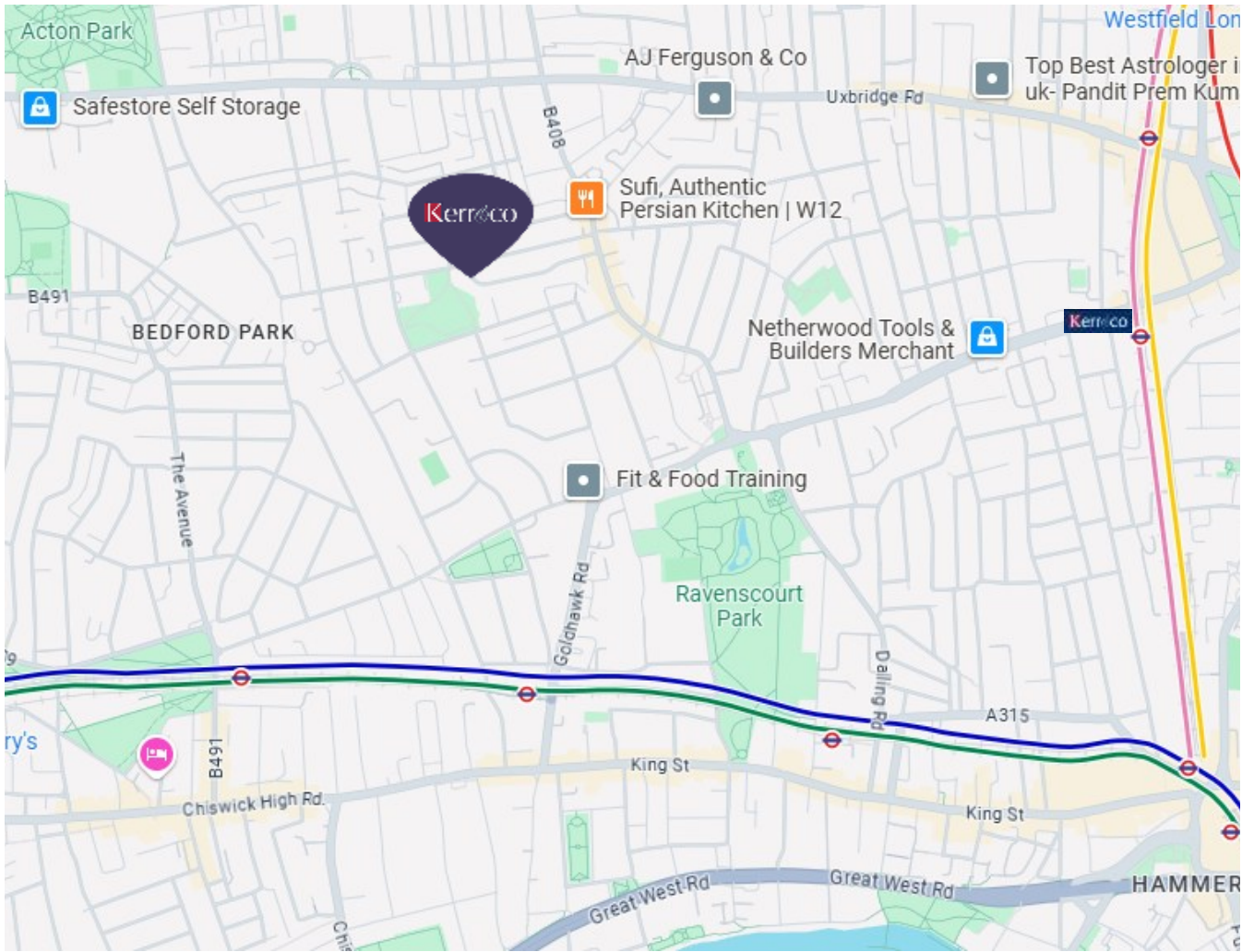
Suitable for cash buyers only as the property is not suitable for mortgage lending.

Overlooking Wendell Park to the rear.

Planning consent allows for 5 bedrooms three bathrooms, a cloakroom / utility room, reception room and vast kitchen / dining / living room leading on to the west facing rear garden overlooking Wendell Park

Some of the images used are CGIs





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	10 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:	To be reassessed on completion of the works
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 available locally).
Heating:	NA
Flood risk:	Available on request

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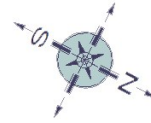
Asking Price: £1,150,000


Currently a two storey terraced house

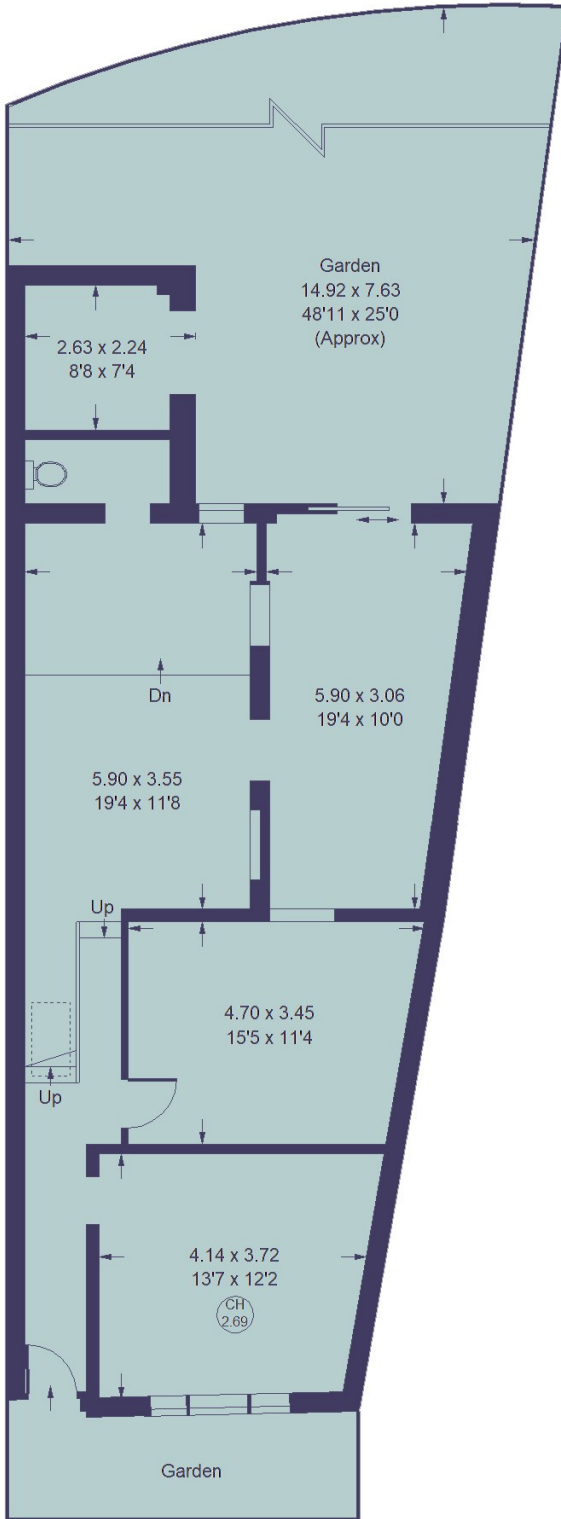
Approximate gross internal floor area: 1,636 Sq. Ft. / 152 Sq. M.

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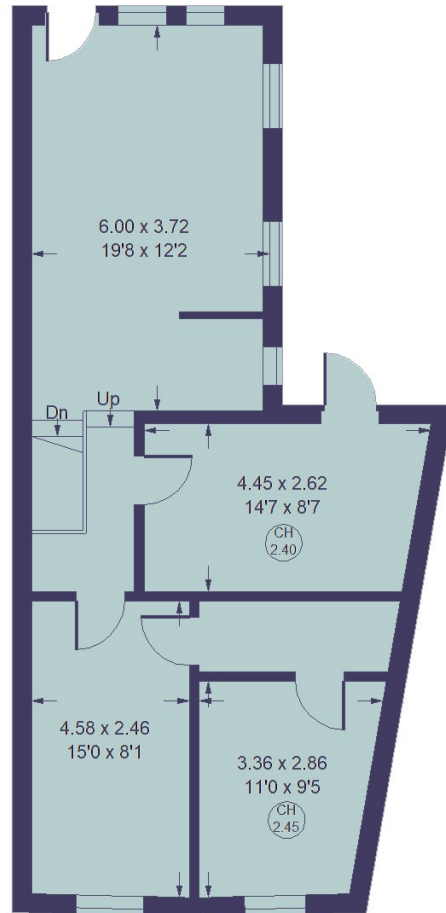
Approx Gross Internal Area
152.0 sq m / 1636 sq ft



 = Reduced headroom
below 1.5 m / 5'0"



Ground Floor



First Floor

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.

Kerrco

77 Goldhawk Road
Shepherd's Bush
London W12 8EH

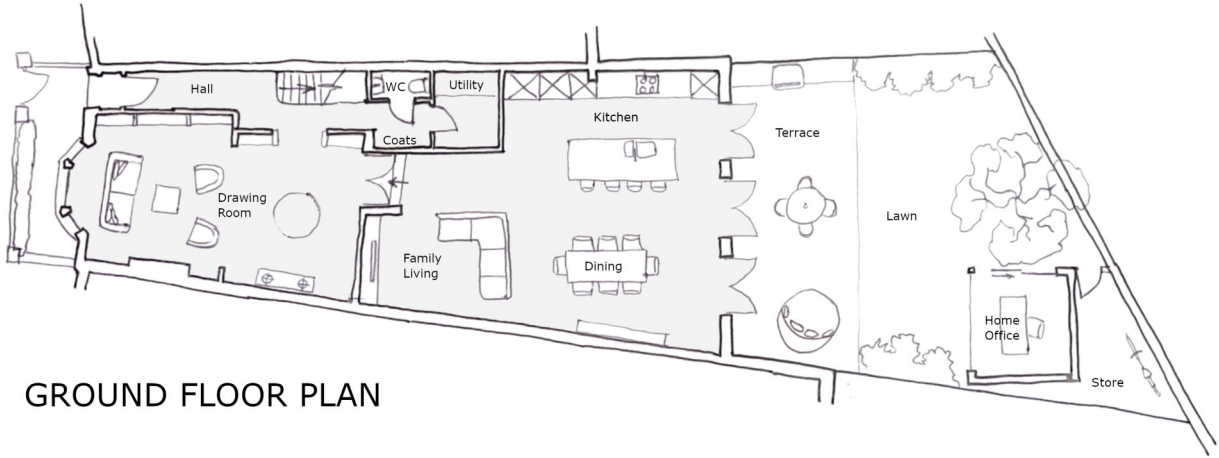
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Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should 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.

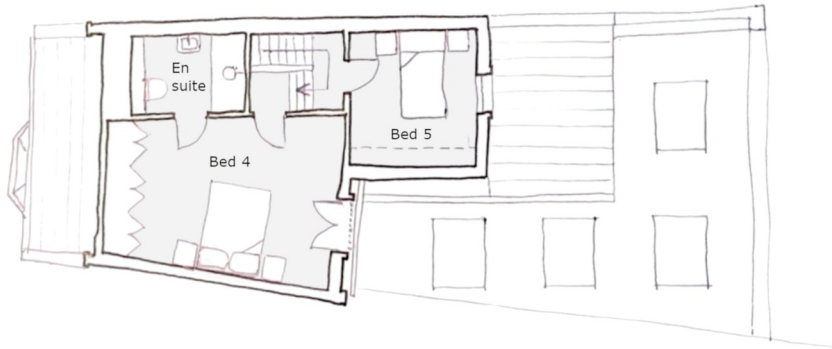
Artist impression of consented planning scheme



GROUND FLOOR PLAN



First Floor Plan



Second Floor Plan