

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

Kerr&co



Collingbourne Road, London W12

An charming and well presented purpose built Edwardian maisonette which has been extended in to the loft space along with a west facing roof terrace.

This well laid out flat offers 1,162 Sq. Ft. of accommodation, comprising of open plan kitchen /dining room, separate reception room, principal bedroom with en suite shower room, two further bedrooms, a family bathroom and a West facing roof terrace. There is flexibility whereby the front bedroom on the first floor could equally be used as additional living space. Collingbourne Road is a popular street within a short walk of a broad variety of local shops with wider facilities being found at the BBC development and Westfield London as well as walking distance to White City (Central) and Shepherd's Bush Market (H&C) underground stations.

Asking Price: £795,000 Share of freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com

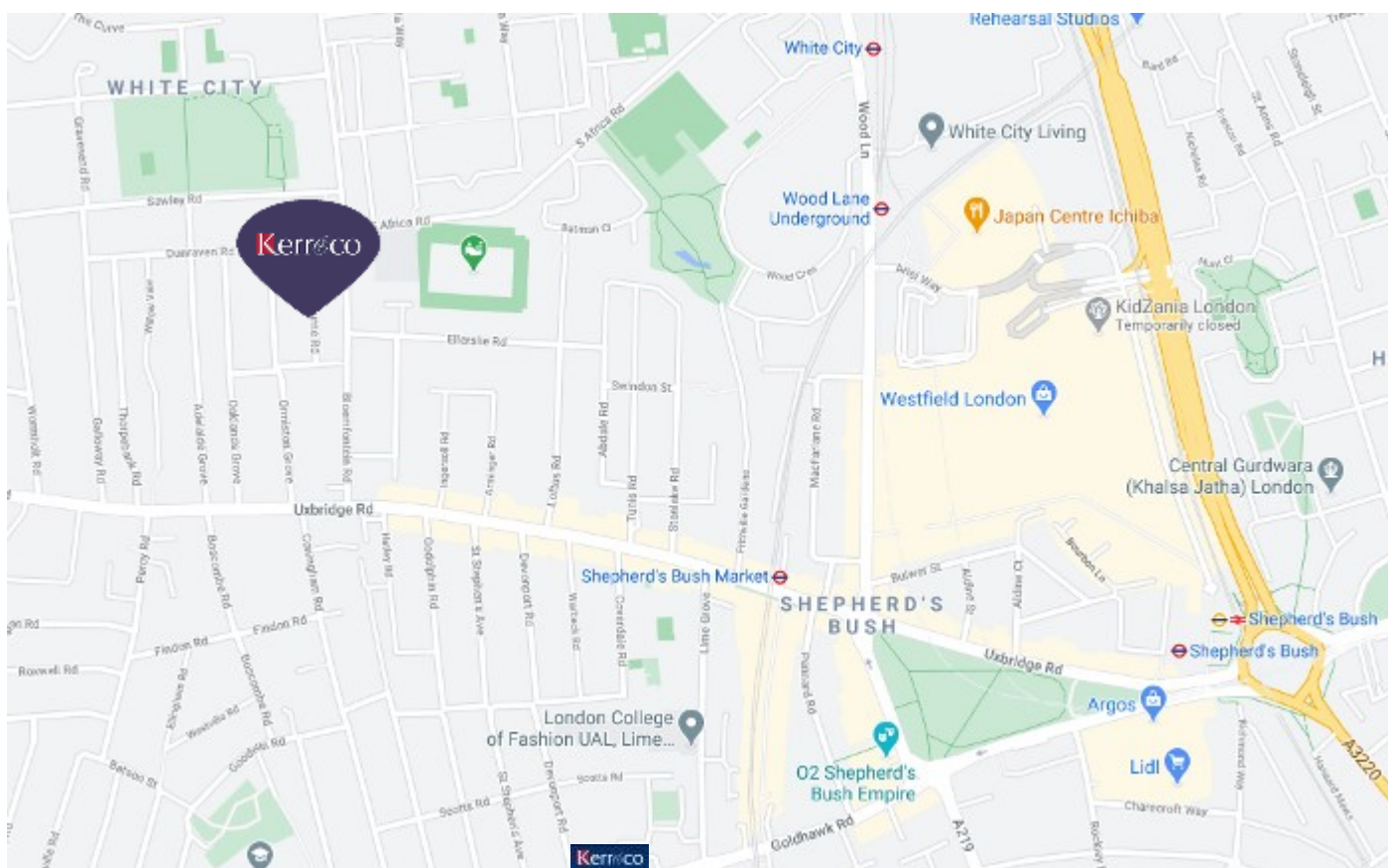




Collingbourne Road, London W12 0JG

West facing roof terrace
 Open plan kitchen / dining room
 Separate reception room
 Principal bedroom with en suite shower room
 Two additional bedrooms
 Family bathroom
 Extended offering 1,162 Sq. Ft.
 Private Entrance
 Good condition
 Purpose built Edwardian maisonette over two floors
 No onward chain





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 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 and other pertinent information:

Tenure: Share of freehold with underlying lease of 999 years from 1st January 1983

Ground Rent: One peppercorn

Service Charge: 50% of outgoings

Service charge covers: communal maintenance, insurance

Parking: LBHF Residents parking permit

Council Tax: Band E £1773.95 for current financial year 25 / 26

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

Flood Risk: Available on request

Accessibility: Stairs to first floor

Heating: Gas central heating via radiators

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Asking Price: **£795,000**

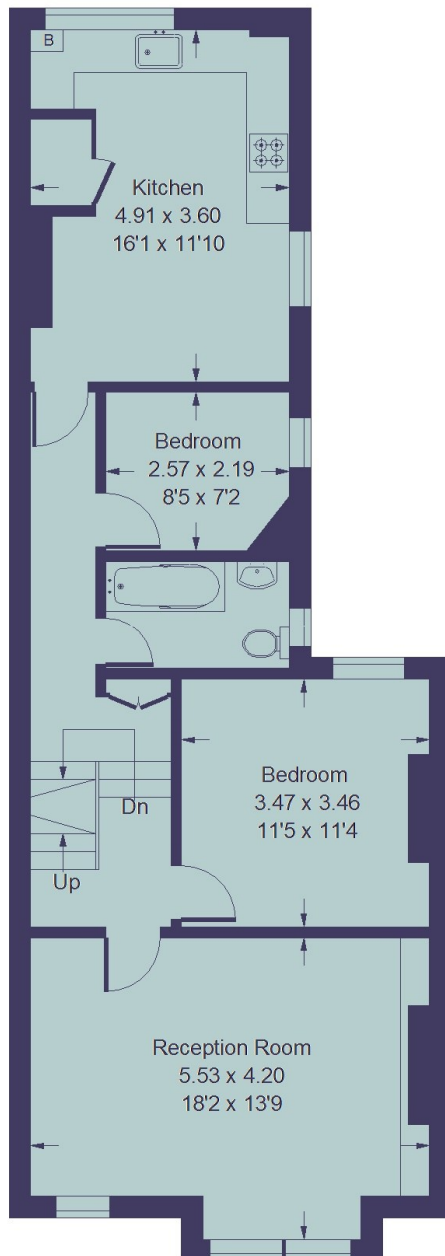
Three bedroom Edwardian maisonette

Approximate gross internal floor area: **1,162 Sq. Ft. (108 Sq. M.)**

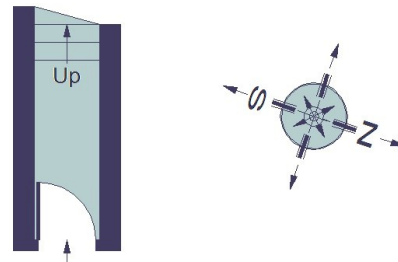
Collingbourne Road, W12

Approx. Gross Internal Area

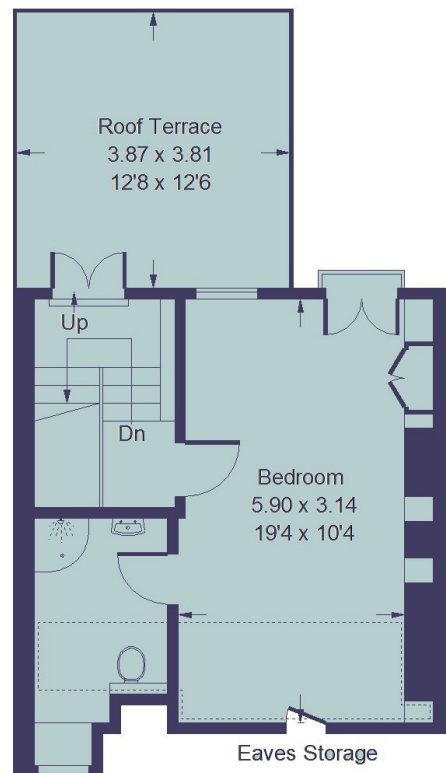
108 sq m / 1162 sq ft



First Floor



Ground 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.

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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.