



## Lime Grove, London W12

This stylish and well presented flat is set over the upper floors of this red brick Victorian conversion centrally located for ease of access to the broad spectrum of local transport, shopping and leisure facilities. The generous accommodation (1,307 Sq. Ft. / 121.4 Sq. M.) provides a spacious reception room with open plan kitchen over the entire first floor, a principal bedroom and two further double bedrooms and two bathrooms.

The property is being offered for sale with no onward chain and there is scope, subject to the usual consents, to further enlarge the property with a rear mansard and possibly some form of outside space. Lime Grove provides easy access to the broad array of local facilities including numerous underground stations (Hammersmith & City, Central and Circle lines), the overland station at Shepherd's Bush, shopping and leisure facilities at Westfield along with Soho House private members club, all within 10-15 minutes walking distance.

**Offers in excess of: £900,000 Leasehold**

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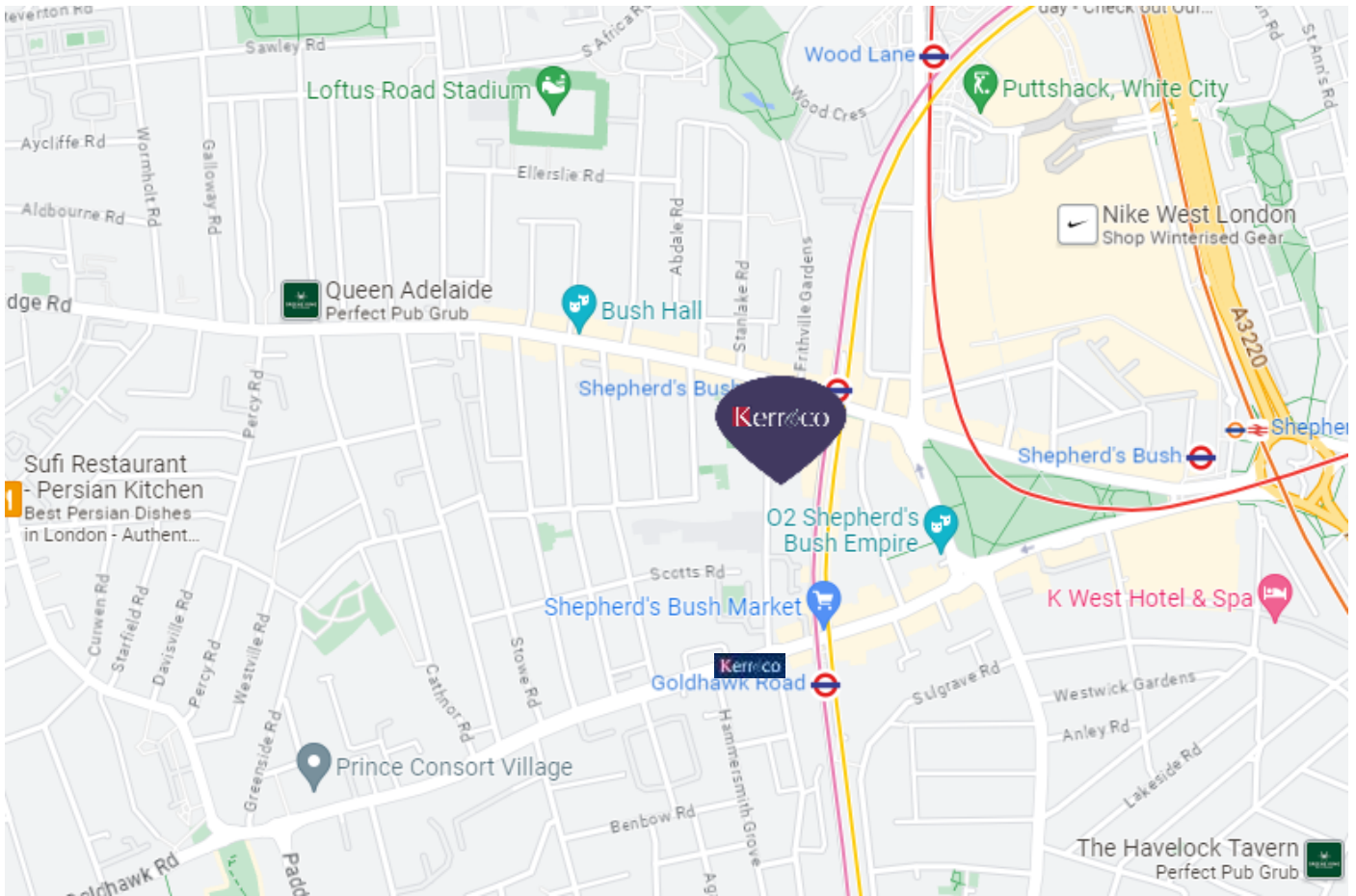
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## Lime Grove, London W12 8EE

A stylish and spacious duplex apartment with accommodation arranged over the first floor, an attic conversion and two rear addition floors. The first floor provides a spacious reception room with open plan kitchen / dining room. Principal bedroom. Two additional double bedrooms. A bathroom and separate shower room / utility room. Potential to further extend subject to the usual consents.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 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;

Leasehold: 189 years from 1st November 1994 (158 years remaining).

Ground rent: Peppercorn.

Service charge: 60% of outgoings.

Service charge covers: maintenance, communal electricity, repairs, buildings insurance.

Local Authority: London Borough of Hammersmith and Fulham.

Parking: Eligible for a residents parking permit.

Council Tax: Band D (£1386.77 for current financial year 24/25).

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

Heating: Gas fired central heating via radiators.

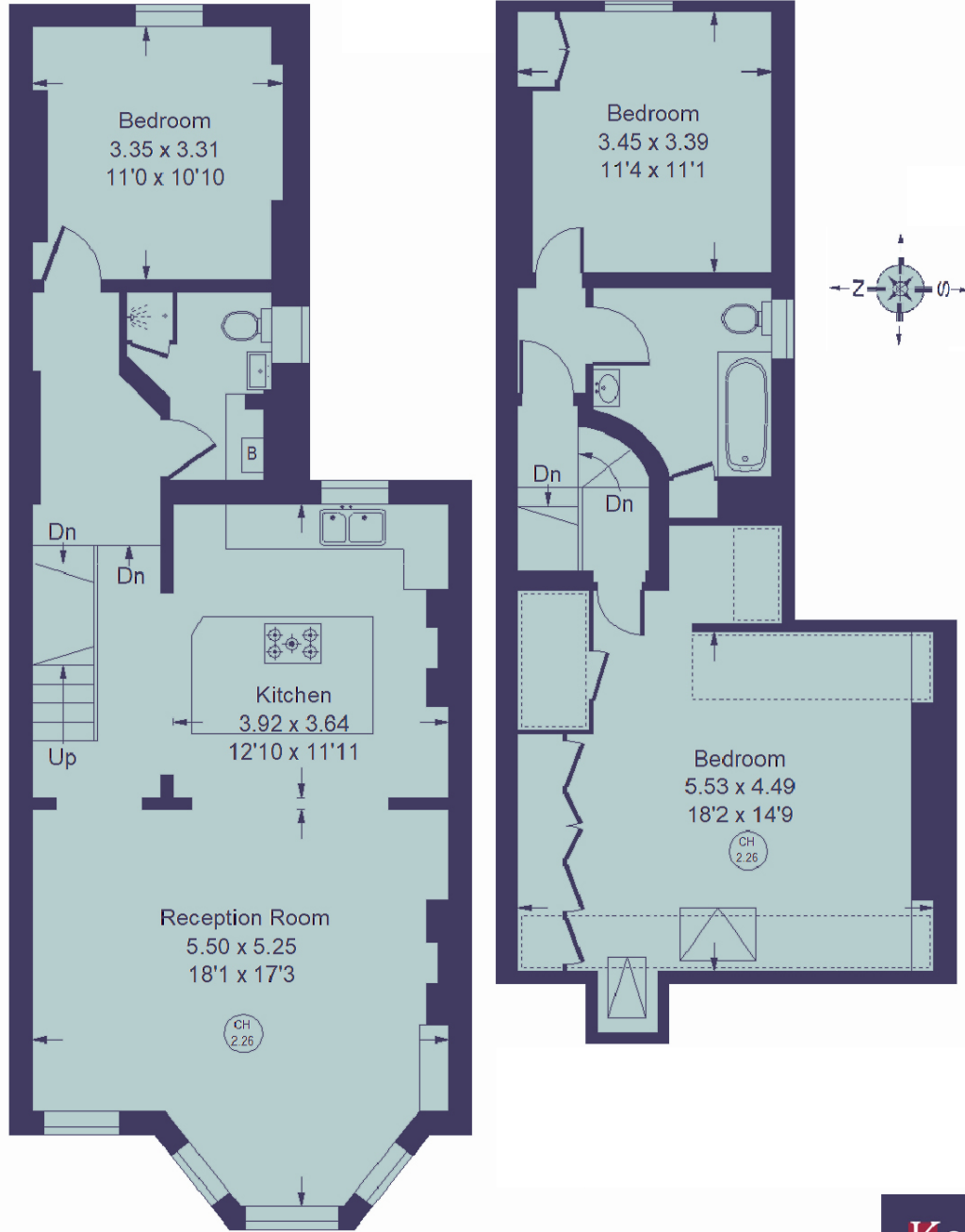
Accessibility: copies available on request

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Offers in excess of: **£900,000 Leasehold**

Upper Maisonette in a Victorian conversion

Approximate gross internal floor area including eaves: **1,307 Sq Ft/ 121.4 Sq M**



Ground Floor · First 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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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/fittings 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.