

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

**Kerr & co**



## **Cobbold Road, London W12**

**A well-presented two-bedroom split-level maisonette with private roof terrace, arranged over the top two floors of an attractive Victorian conversion.**

Beautifully extended and offering over 900 sq. ft. of accommodation, the property retains charming period features including sash windows and a feature fireplace. The layout comprises a generous kitchen/dining room, large reception room, family bathroom, and two double bedrooms, with the principal bedroom benefiting from an en suite. A private roof terrace provides a perfect outdoor retreat. Located on a desirable residential street just off the vibrant Askew Road, the flat is within a short stroll of Wendell Park and a wide range of independent shops, cafés, and eateries including Gail's Bakery, The Ginger Pig Butcher & Deli, and The Eagle gastro pub. Excellent transport links and further shopping facilities can be found nearby at Shepherd's Bush Green, the Westfield London complex, and Turnham Green Terrace.

**Offers in excess of: £675,000 Share of Freehold**

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### **Cobbold Road, London W12 9LW**

A split level maisonette set over top two floors of Victorian conversion.

Offers in excess of 900 Sq. Ft. accommodation.

Fully extended.

Large roof terrace.

Open kitchen/dining room.

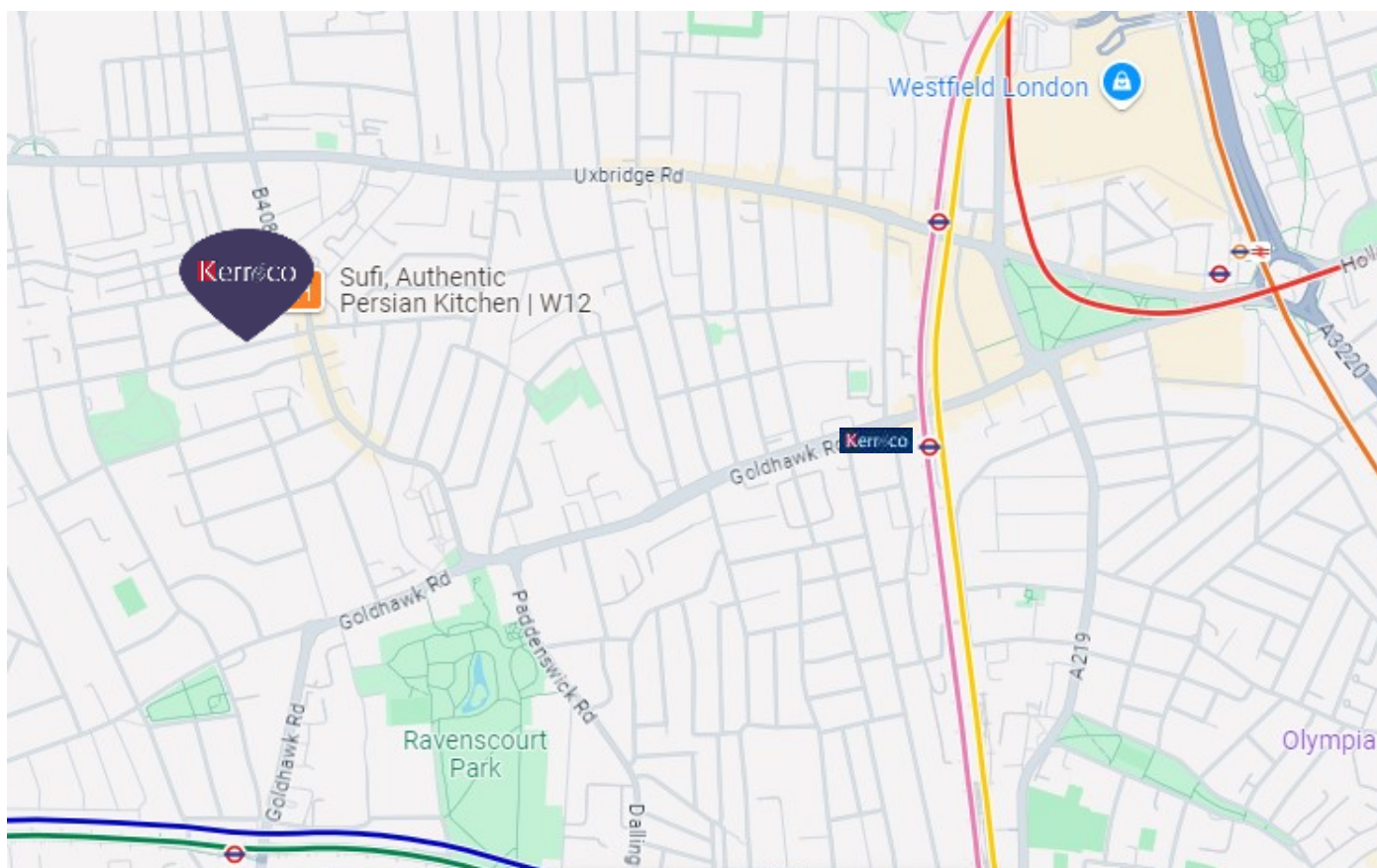
Two double bedrooms and two bathrooms.

Well presented throughout with period features.

Situated off Askew Road which is home to the "Ginger Pig" butcher/deli, "The Eagle" gastro pub and numerous independent shops, cafés and restaurants.







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	71 C	79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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

Share of freehold with underlying lease of 189 years from September 1980

Ground rent: £Peppercorn

Service charge: 50% of outgoings

Service charge covers: ad hoc maintenance and repairs, buildings insurance.

Local Authority: London Borough of Hammersmith and Fulham

Parking: Eligible for a Hammersmith and Fulham residents parking permit

Council Tax: Band D (£1,948.34 for current financial year)

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

Heating: Gas central heating via radiators

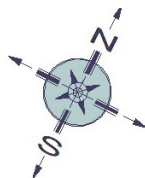
Accessibility: Stairs to first floor and internal staircase


Flood risk assessment: Available upon request via the agent

## Cobbold Road, London W12 9LW

Offers in excess of: **£675,000**

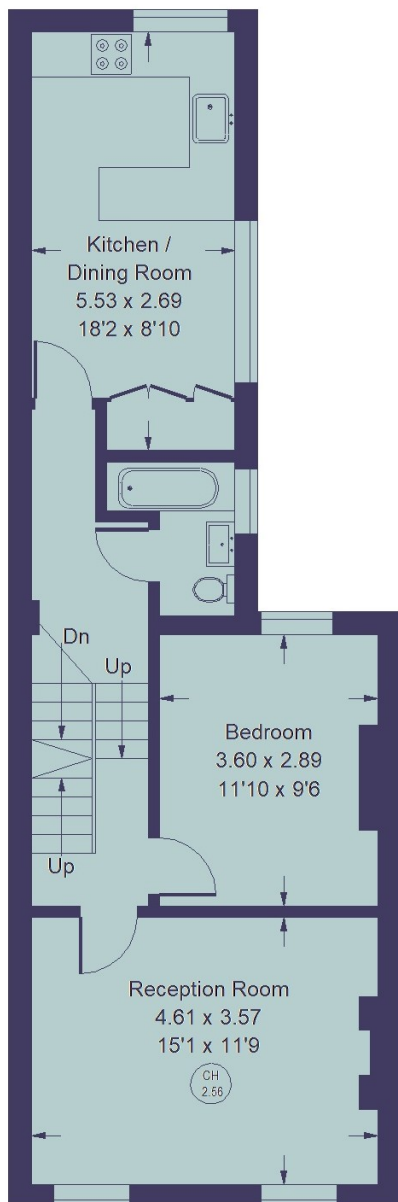
Two bedroom split level maisonette with roof terrace  
Approximate gross internal floor area **833 Sq. Ft. (77.4 Sq. M.)**  
Eaves Storage **68 Sq. Ft. (6.3 Sq. M.)**  
Total **901 Sq. Ft. (83.7 Sq. M.)**



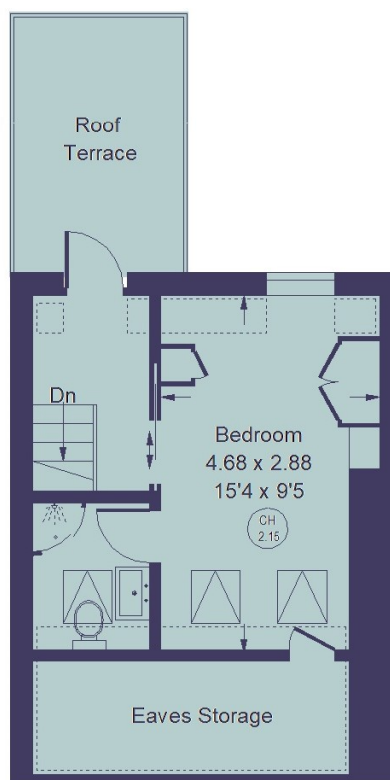
 = Reduced headroom  
below 1.5 m / 5'0



**Ground Floor**



**First Floor**



**Second Floor**

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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.