

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

Kerr & Co



Tunis Road, London W12

Located on this quiet residential street, moments away from the transport connections of Shepherd's Bush, sits this three storey Victorian terraced house offering potential to extend and improve to your own taste subject to planning consent.

The property is arranged over three natural floors and provides the following accommodation; Ground Floor: two reception rooms, a separate kitchen leading on to the rear patio garden, First Floor: ground floor cloak room / utility room, a master bedroom suite, First Floor: three further double bedrooms (two with en suite shower rooms) and a large family bathroom. There is potential to extend in to the loft space over the rear addition and the side return of the garden subject to the usual consents. The house is perfectly placed being within the catchment area of St Stephens Primary School and is within a stone's throw of shopping facilities and transport links at Westfield Complex as well as the broad range of local shops along the Uxbridge Road.

Asking Price: £1,050,000 Freehold

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Tunis Road, W12 7EY

A conveniently located three storey Victorian terrace house well placed for access to the broad range of transport connections, shopping and leisure facilities and excellent local schools.

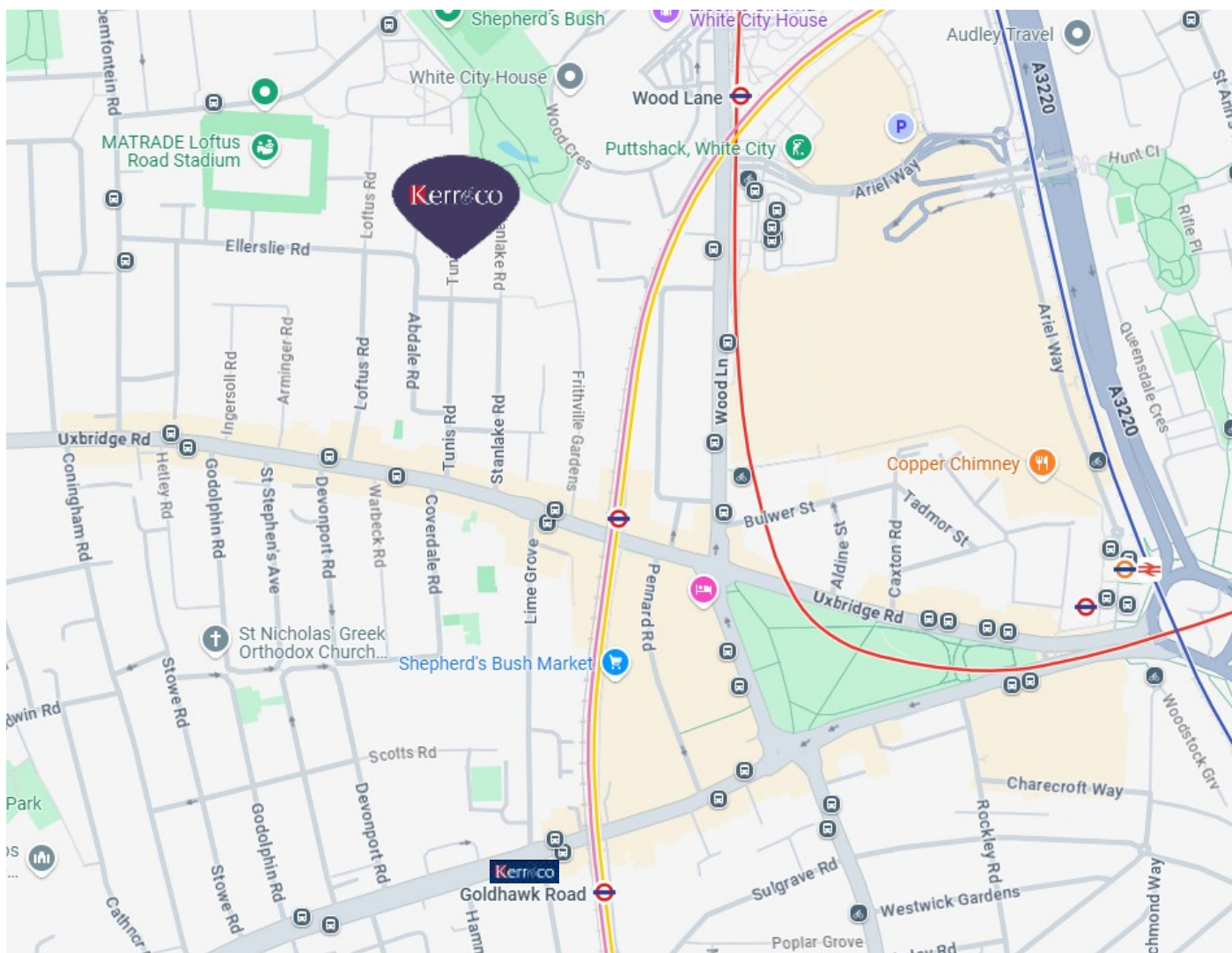
Potential to improve and extend subject to the usual consents.

Four double bedrooms.

Two reception rooms.

East facing patio garden.

Kitchen and two bathrooms.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 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).

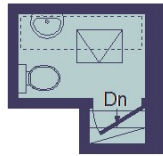
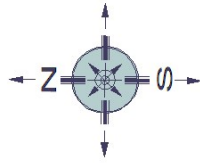
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band F (£,2096.49 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Step to front doors and internal stairs
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators

Tunis Road, W12 7EY
Asking Price: £1,050,000
 Four double bedroom Victorian house
 Approx. gross internal floor area: **1,604 Sq. Ft. (149 Sq. M.)**

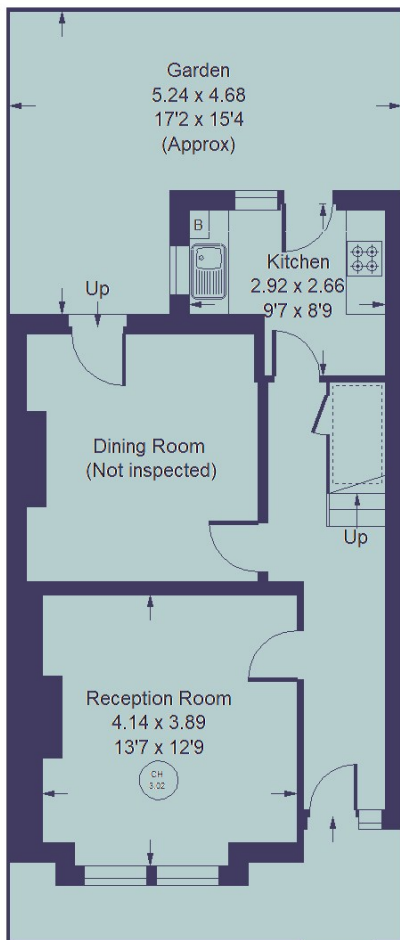
Tunis Road, W12

Approx. Gross Internal Area
 149 sq m / 1604 sq ft

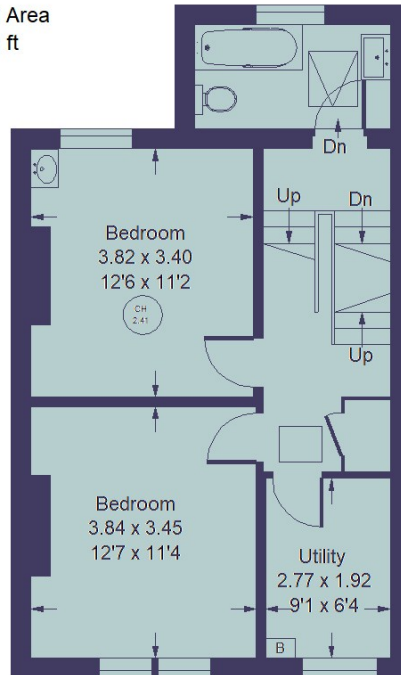


Third Floor

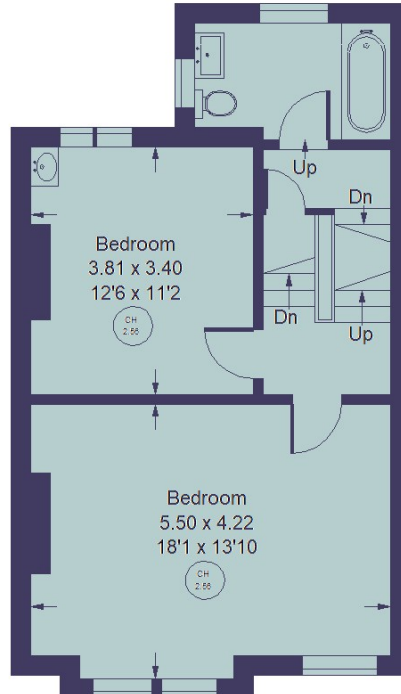
= Reduced headroom
 below 1.5 m / 5'0"



Ground Floor



Second 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.

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.

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