

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

Kerr & Co



Becklow Road, Wendell Park, London W12

A generous Edwardian home providing 1,127 square feet set of accommodation, currently arranged as two flats, being sold chain free with planning in place with LBHF to extend both properties (APP NO: 2024/01389/FUL).

This property provides an excellent opportunity to acquire a freehold house in the popular residential street in Askew Village. Presented in an un-modernised condition, allowing any prospective buyers the rare opportunity to improve to their own taste. With in easy reach of the transport connections on Stamford Brook Station (District underground line) and bus routes allowing easy access to Hammersmith and Shepherd's Bush stations (District, Hammersmith & City, Circle, Piccadilly, Mildmay and central lines) as well as the shopping and leisure facilities at Westfield London including John Lewis, SoHo house private members club.

Asking Price: £800,000 Freehold

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Becklow Road, London W12 9HJ

Rare opportunity to allow perspective buyers to extend and improve to their own taste. Planning permission in place to extend . (APP NO: 2024/01389/FUL).

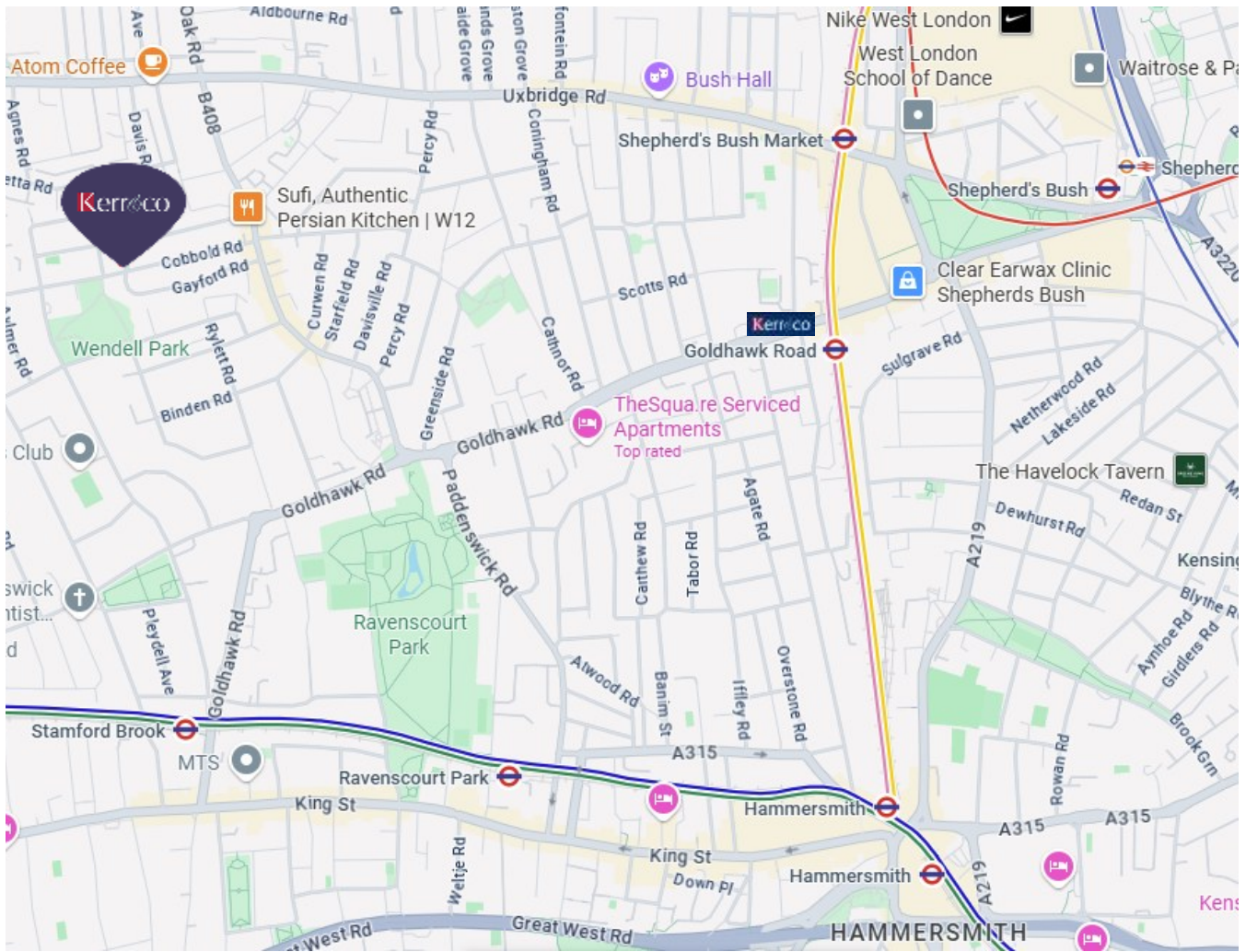
West facing garden.

Three double bedrooms.

Large Bathroom.

Well located for ease of access to Stamford Brook Station and bus routes allowing easy access to Hammersmith and Shepherd's Bush (District, Hammersmith & City, Circle, Piccadilly, Mildmay and central lines)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 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

Freehold

Parking: Eligible for a LBHF residents parking permit

Council Tax: Band C (£1232.68 for current financial year) for both flats

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: internal stairs

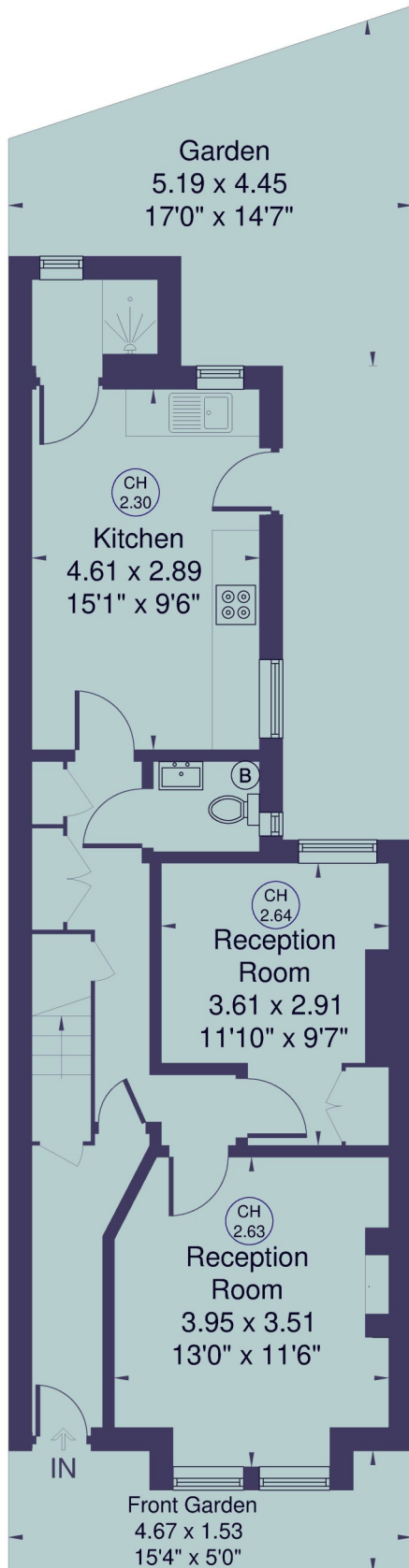
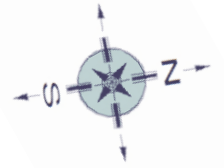
Flood risk: Available upon request

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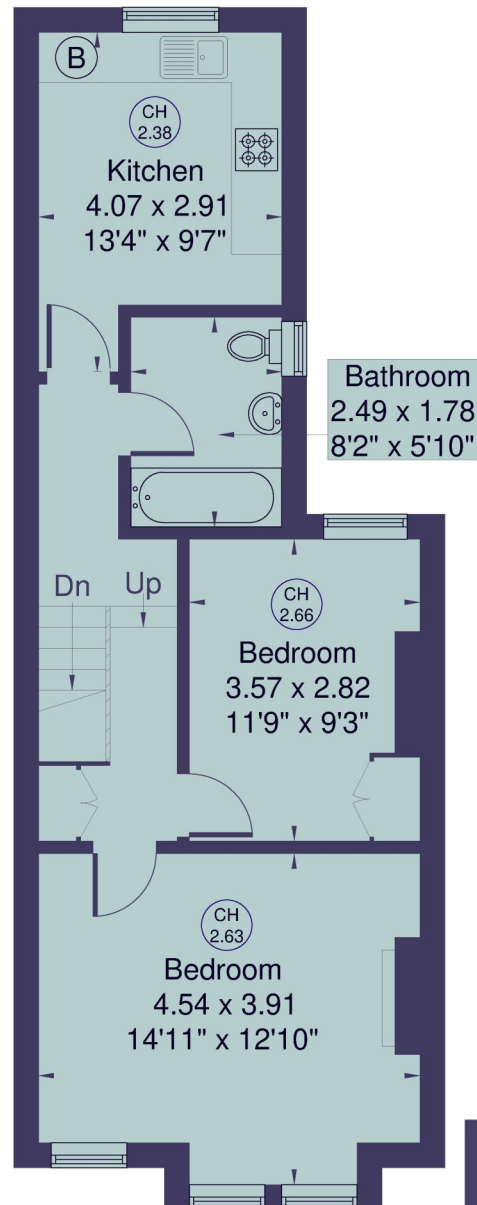
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3-bed Edwardian house arranged as two flats

Approximate gross internal floor area: 1,127 Sq. Ft. / 104.8 Sq. M.



Ground Floor
53.5 sq m / 575 sq ft



First Floor
51.3 sq m / 552 sq ft

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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.