



## WARBECK ROAD, LONDON W12

### A Fabulous Two-Bedroom Garden Flat in a Charming Victorian Conversion.

This beautifully presented two-bedroom garden flat is set on the lower ground floor of a stunning Victorian conversion, offering over 750 sq. ft. of well-proportioned living space. The property features a bright and spacious reception room, a separate kitchen, a modern bathroom, and two well-sized bedrooms. A standout feature is the impressive 25ft west-facing garden, providing a perfect outdoor retreat. Warbeck Road is a highly sought-after, tree-lined residential street, just moments from Shepherd's Bush Green, the recently extended Westfield London, and the White City regeneration area, home to the flagship Soho House members' club. With excellent transport links and a wealth of local amenities, this is a fantastic opportunity to secure a home in a prime West London location.

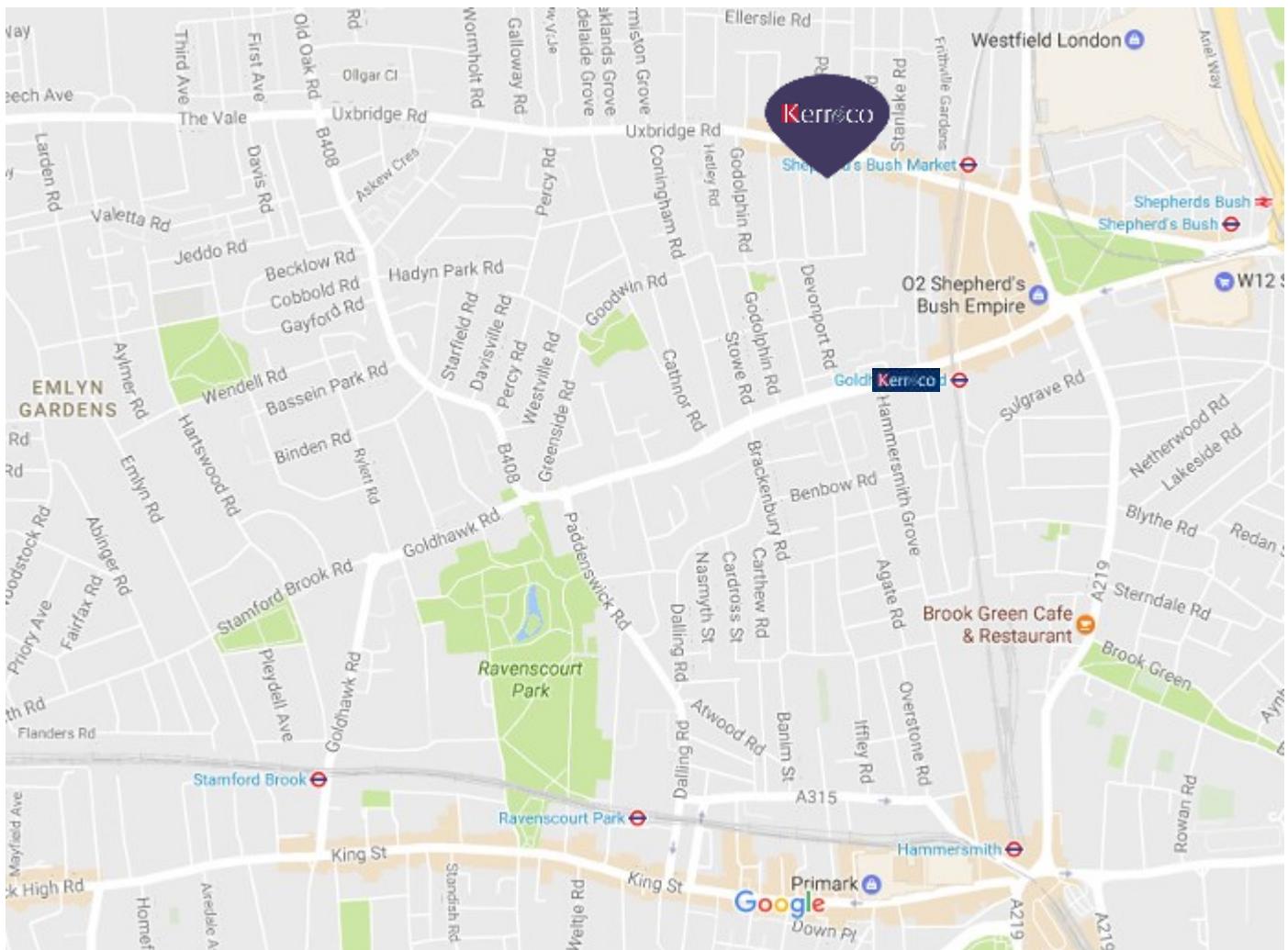
**Offers in excess of: £600,000 Share of freehold**



## **WARBECK ROAD, LONDON W12 8NT**

WOODEN OAK FLOORING  
TWO DOUBLE BEDROOMS  
25FT WEST FACING GARDEN  
VERY WELL PRESENTED  
VICTORIAN CONVERTED BUILDING  
LOCATED WITHIN EASY ACCESS OF TRANSPORT  
LINKS AND SHOPPING FACILITIES AT SHEPHERD'S  
BUSH GREEN AND WESTFIELD COMPLEX  
WELL PRESENTED  
LARGE OPEN PLAN KITCHEN/RECEPTION ROOM





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	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.

## Tenure and other pertinent information

Share of freehold with underlying lease of 999 years from December 1988

Ground rent: £Peppercorn

Service charge: £1,284 per annum

Service charge covers: maintenance, repairs, buildings insurance.

Local Authority: London Borough of Hammersmith and Fulham

Parking: Eligible for a residents parking permit

Council Tax: Band E (£1,773.95 for current financial year)

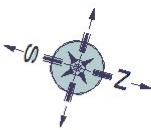
Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).

Heating: Gas central heating via radiators

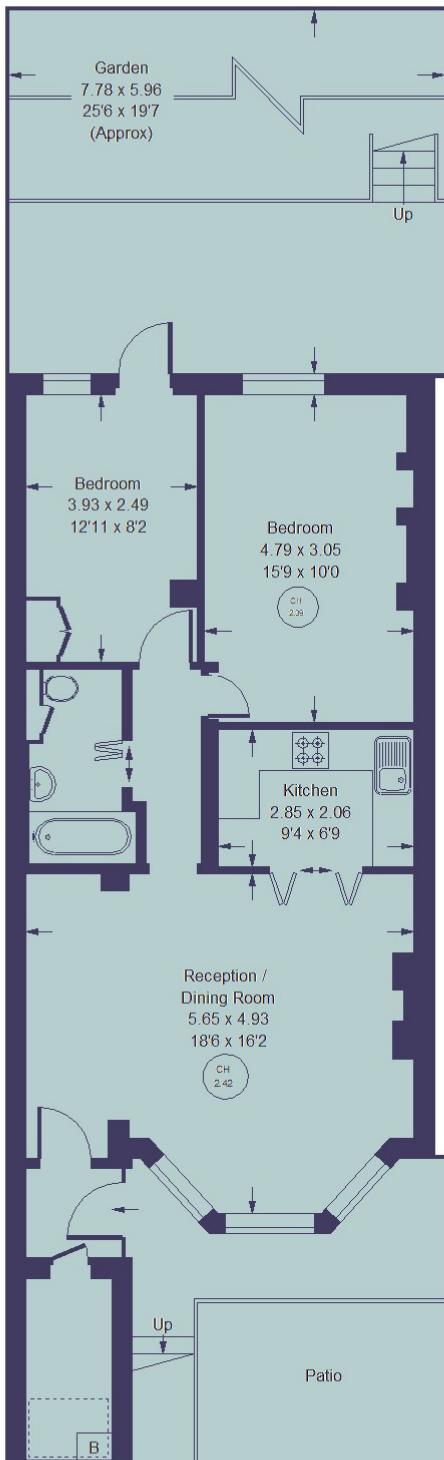
Accessibility: Steps down to entrance

Flood risk assessment: Provided upon request

WARBECK ROAD, LONDON W12  
 TWO BEDROOM GARDEN FLAT  
 APPROX. TOTAL INTERNAL AREA  
 756 SQ. FT. (70.2 SQ. M.)



**Offers in excess of: £600,000**  
**Tenure:** Share of freehold



**Lower Ground Floor**

[ ] = Reduced headroom below 1.5 m / 5'

**Kerr & Co**

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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 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. 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.