

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

Kerr&co



PERCY ROAD, LONDON W12

A top-floor one-bedroom flat set within a Victorian conversion, benefitting from planning permission to extend and create a two-bedroom, two-bathroom split-level apartment with a private roof terrace.

This property presents an excellent investment or development opportunity, offering significant scope to add value. The existing accommodation is accessed on the floor below and comprises a kitchen, reception room, bedroom and shower room. Once extended, the layout would transform into a highly desirable, two-floor home ideally suited to the local market. The building is positioned on a popular residential street just off the southern end of Askew Road, renowned for The Eagle gastro pub, Ginger Pig butcher and deli, along with a variety of independent cafés and shops. The property is well located for transport links and the green open spaces of Ravenscourt Park, as well as the wider shopping and transport amenities along Goldhawk Road.

Asking price: £450,000 Leasehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com





PERCY ROAD, LONDON W12 9QA

PLANNING PERMISSION AND CONSENT TO EXTEND TO CREATE
A TWO BEDROOM, TWO BATHROOM SPLIT LEVEL FLAT WITH
ROOF TERRACE.

LOFT SPACE DEMISED.

GOOD INVESTMENT WITH POTENTIAL.

NATURALLY LIGHT .

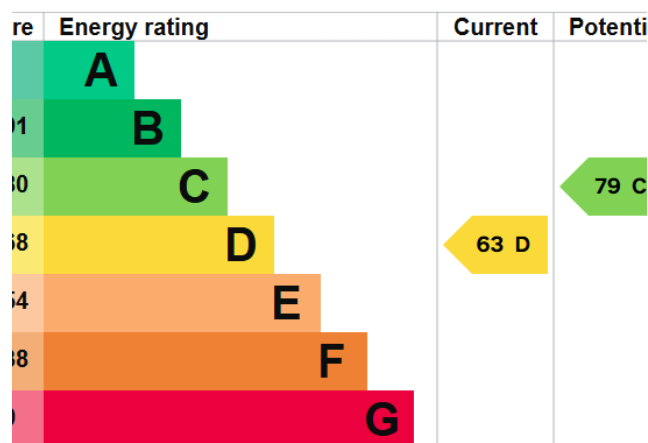
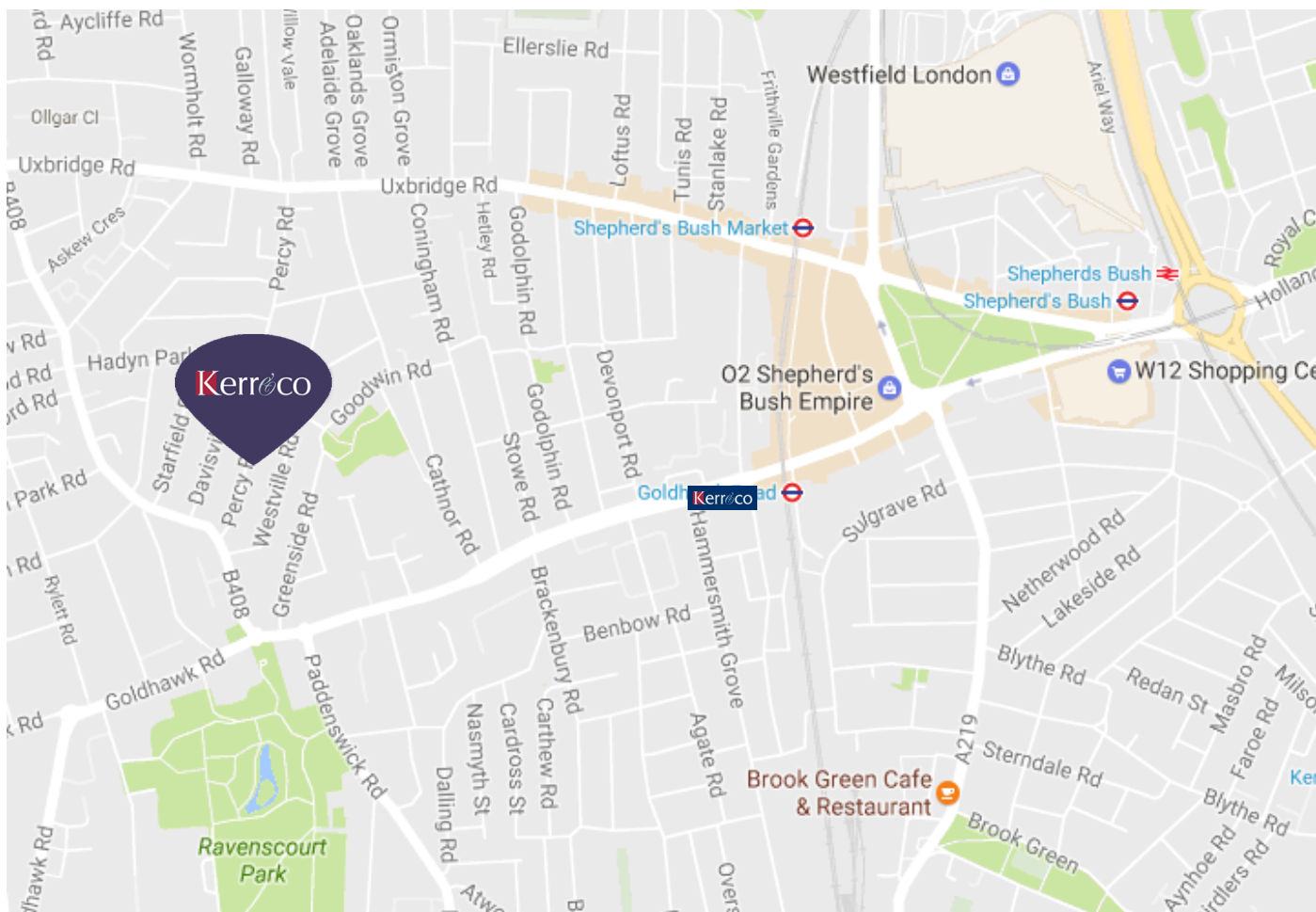
NEW LEASE.

CHAIN FREE.

LOCATED OFF THE POPULAR ASKEW ROAD PROVIDING EASE
OF ACCESS TO WIDE RANGE OF TRANSPORT AND LEISURE
FACILITIES

SEPARATE RECEPTION ROOM





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.

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: Step to front door and two flights of stairs

Flood risk: Ask agent

PERCY ROAD, LONDON W12 9QA
ONE BEDROOM TOP FLOOR FLAT OF VICTORIAN CONVERSION

APPROX. TOTAL INTERNAL AREA 442 SQ. FT. (41.1 SQ. M.)

Asking Price: £450,000

Tenure: Leasehold

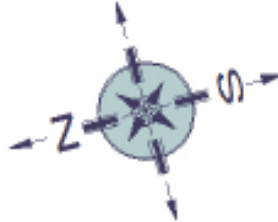
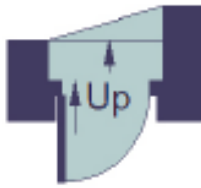
Lease: New 125 years lease

Ground rent: Peppercorn

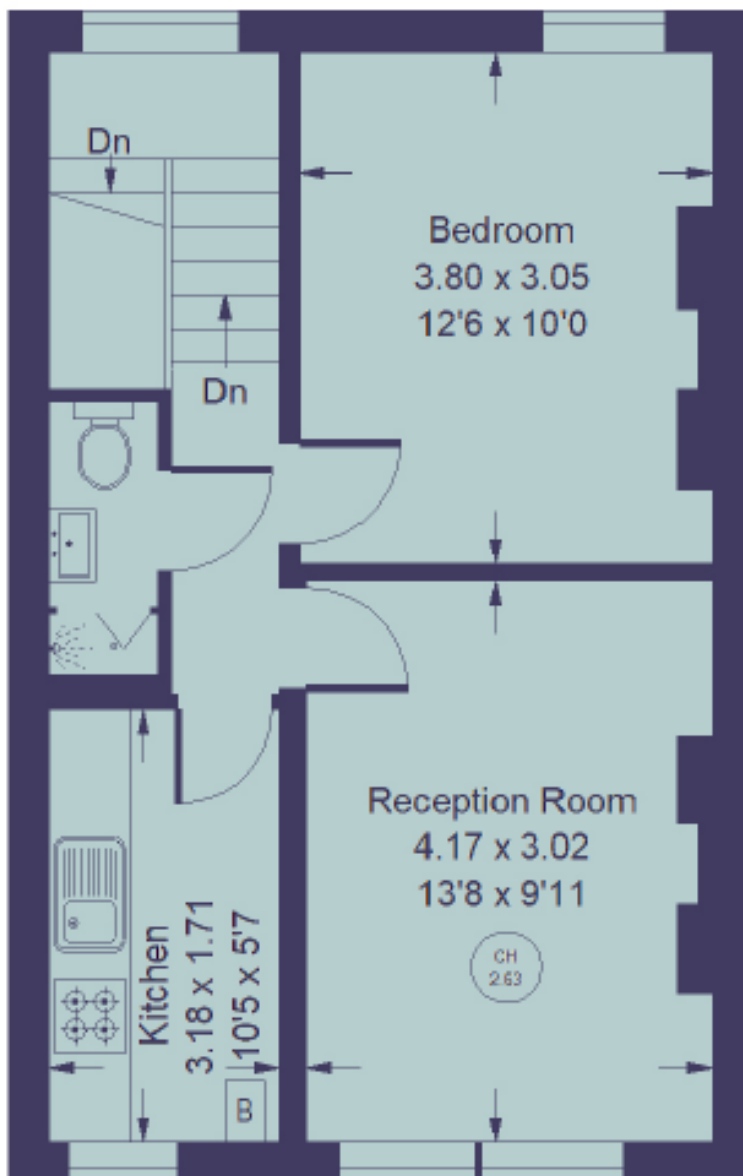
Parking: Residents Parking Permit

Council: Hammersmith and Fulham

Council Band: Band C £1290.14 2025-26



First Floor



Second 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.

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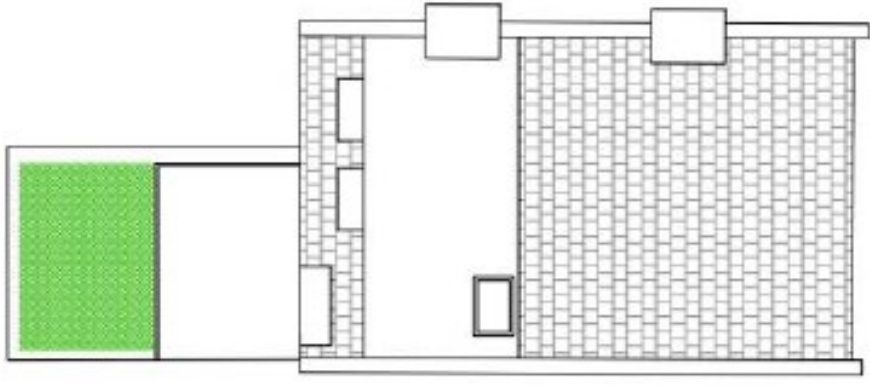
Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, 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.



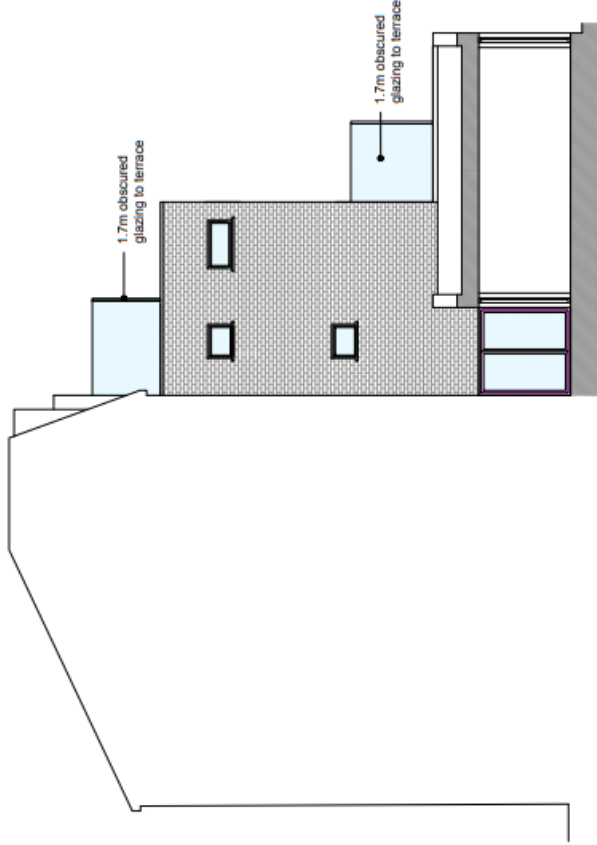
SECOND



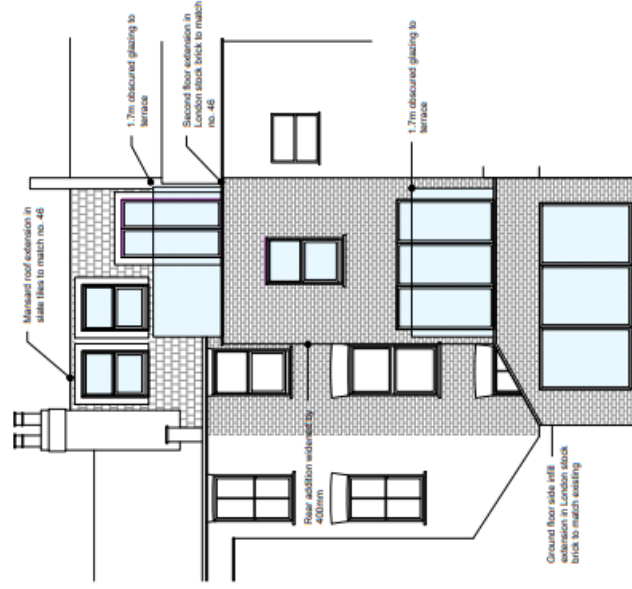
THIRD



ROOF



SECTION B



REAR



COUPDEVILLE
ARCHITECTS

Unit 1A
Woodstock Studios
34 Woodstock Grove
London
W13 9LE

TEL 0208 911 2600
E-MAIL info@coupdeville.net
www.coupdeville.net

			CLIENT:
DRAWN	-		client
CHECKED	-		
SCALE @ A3	1:100		

PROPOSED DRAWING
ELEVATIONS

ADDRESS: 44 Percy rd W12 9QA

JOB No	DRAWING NUMBER
1145	PL02B

A3 Sheet