

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

**Kerr & Co**



## Cactus Walk, London W12

**A well laid out three/four bedroom house providing 934 sq ft of accommodation being sold chain free with a front and large rear garden.**

This charming three/four bedroom property with front and west facing rear garden provides an excellent opportunity to acquire a freehold house on the quiet road of Cactus walk in the East Acton area. Presented in modernised condition but full of potential providing the opportunity to enlarge accommodation subject to planning. Perfect for those stepping onto the property ladder or seeking a rental property.

There are excellent transport links available providing easy access to Westfields London and local tube links include East Acton (central line). Mode Health Club and Tesco Supermarket are within walking distance.

**Asking Price: £675,000 Freehold**

020 8743 1166  
[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 4332  
[lettings@kerrandco.com](mailto:lettings@kerrandco.com)

[www.kerrandco.com](http://www.kerrandco.com)





## Cactus Walk, London W12

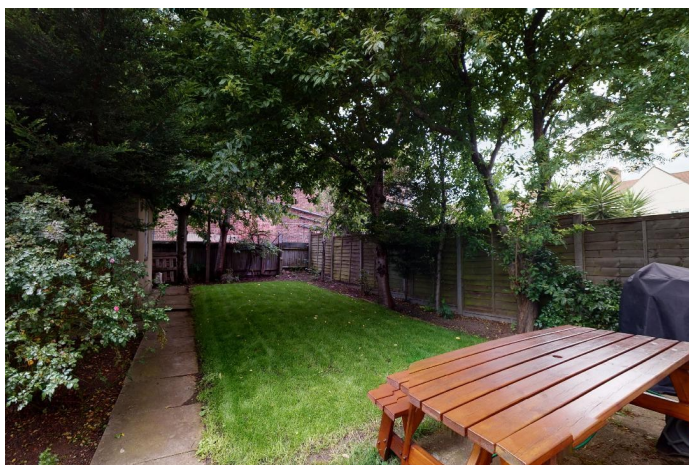
3/4 bedroom

Spacious reception room

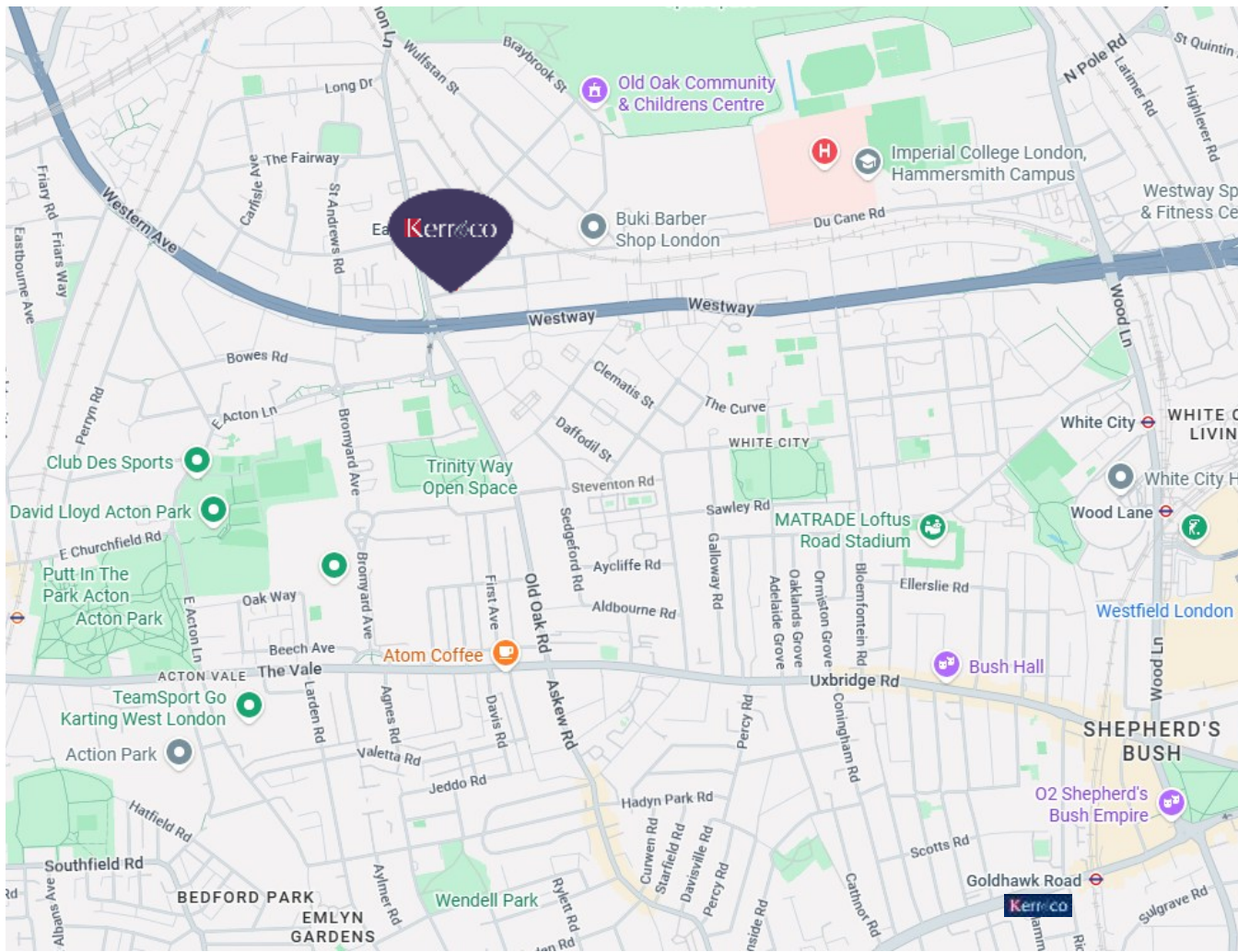
Separate kitchen.

Bathroom.

Well located for ease of access to Westfields London, links include East Acton (central line). Mode Health Club, David Lloyd Health Club and Tesco Supermarket are a short walk way.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	64   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 E (£1773.95 for 2025-26)

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

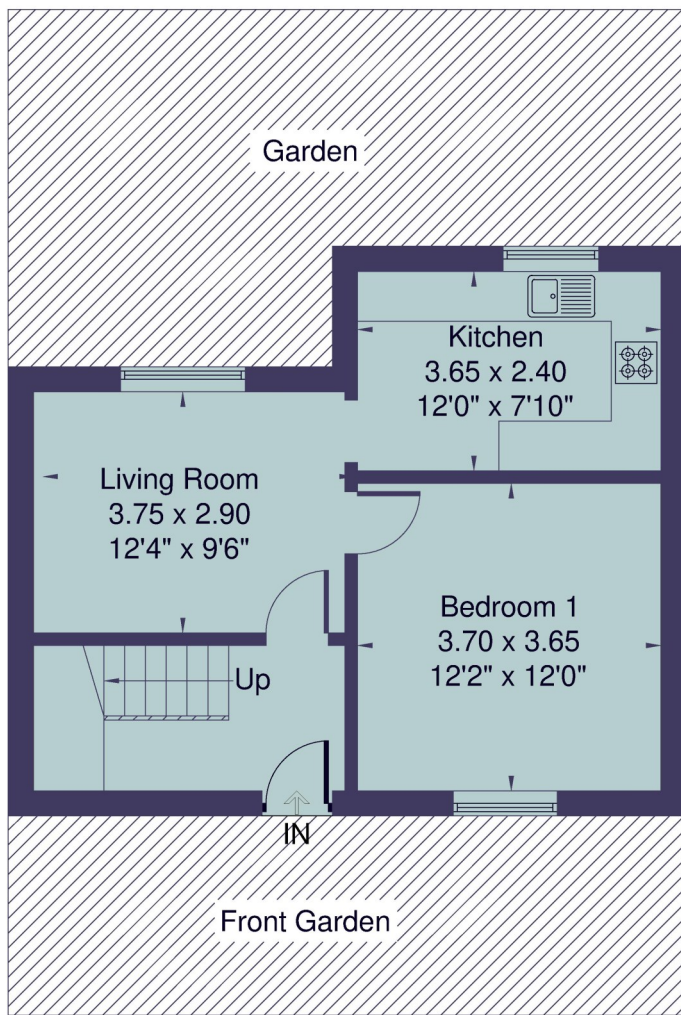
Flood risk: Available upon request

Cactus Walk, London W12 0BG

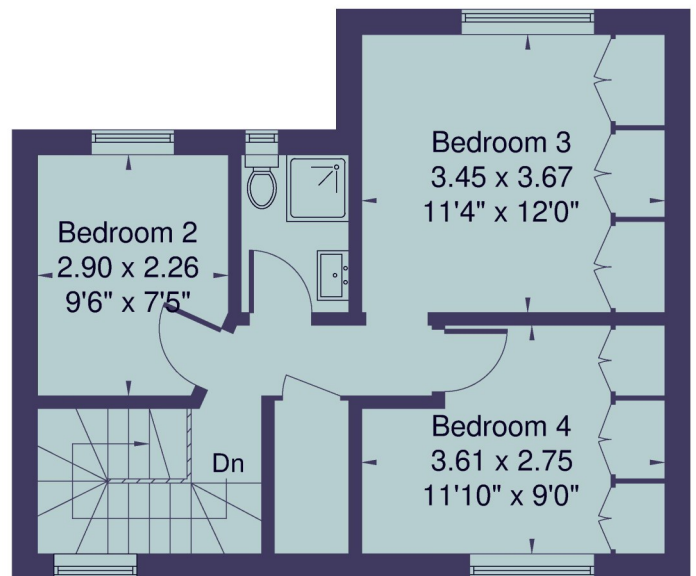
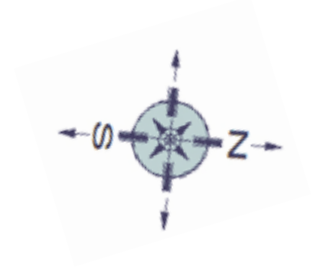
Asking Price: **£675,000**

Three/Four bedroom House

Approximate gross internal floor area: **892q. Ft./ 83 Sq. M.**



**Ground Floor**



**First Floor**

**Kerr&co**

77 Goldhawk Road  
Shepherd's Bush  
London W12 8EH

[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 1166

[www.kerrandco.com](http://www.kerrandco.com)

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.