

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

Kerr&co



Jeddo Road, London W12

A Fabulous, newly refurbished, three double bedroom, two bathroom duplex garden flat set on the ground and first floors of the sought after Old Laundry development. This is a rare opportunity to get a property in this Boutique Development in the Wendell Park area.

The Property has been well designed and finished offering 1,264 Sq Ft in accommodation over two floors comprising of a new large open plan kitchen/reception/dining room with exposed brick wall, downstairs WC, utility, new family bathroom, three double bedrooms with built in wardrobes with the master having a walk through wardrobe into the new en suite and garden. The communal courtyard for the development has a bike storage with bin storage hidden away. The property is located in increasingly popular Askew Village area which is home to numerous café's, Ginger Pig butcher/deli, and lots of independent shops/restaurants. The house offers easy access routes in and out of London on A40 and A4 and convenient transport links and shopping facilities at the well renowned Westfield shopping complex, Ravenscourt park and Shepherd's Bush Green.

Offers in excess of: £950,000 Share of freehold

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Jeddo Road, London W12 9ED

1,264 Sq Ft of accommodation over two floors.

Private garden.

Recently refurbished.

Three double bedrooms all with build in wardrobes.

Master Bedroom with walk through wardrobe and new en suite.

Boutique development.

New Family bathroom.

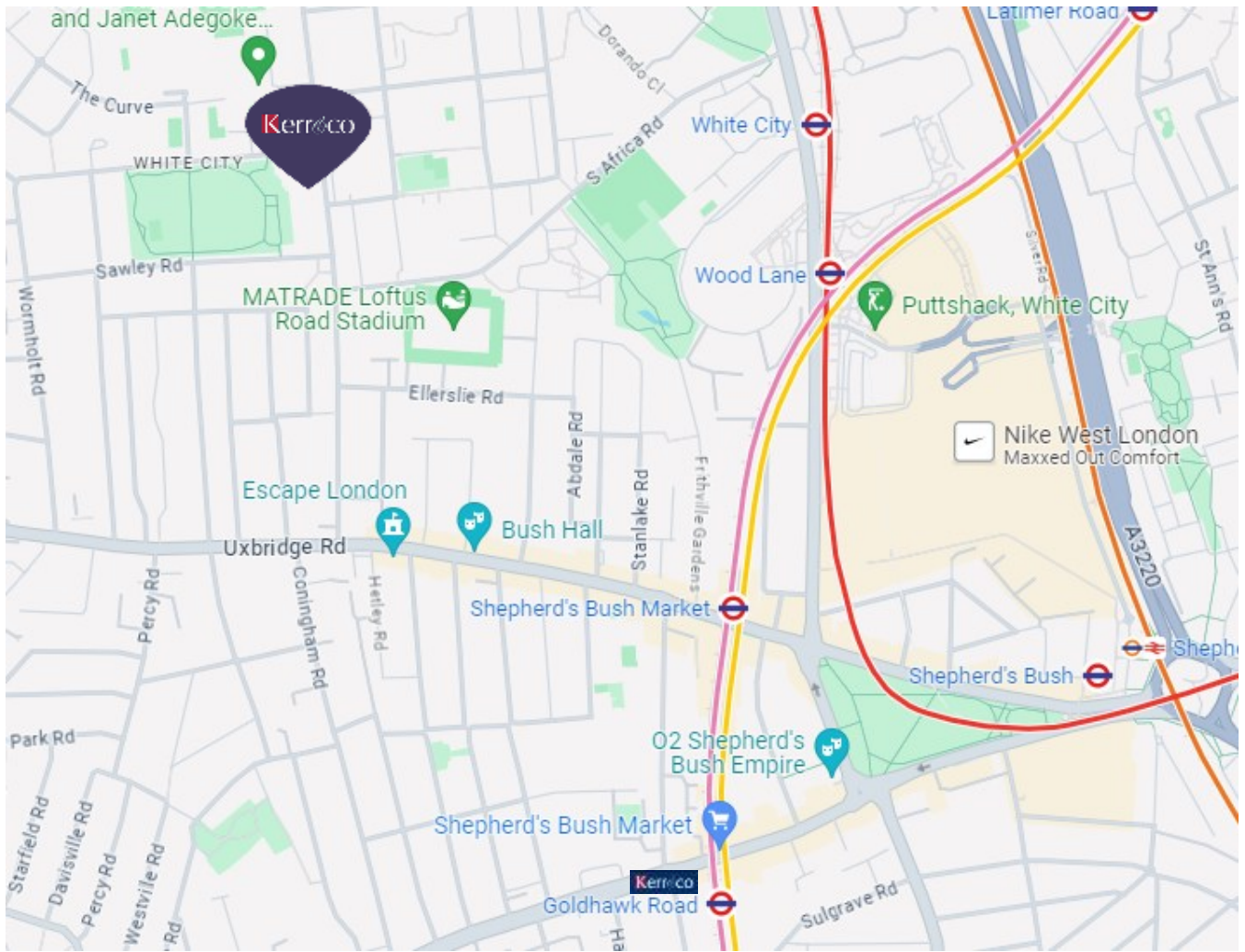
Large new open plan kitchen/reception/dining room.

Communal Courtyard with bike storage.

Downstairs WC and utility.

Quiet location in Askew Village close to Wendell Park and the increasingly popular Askew Road.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 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.

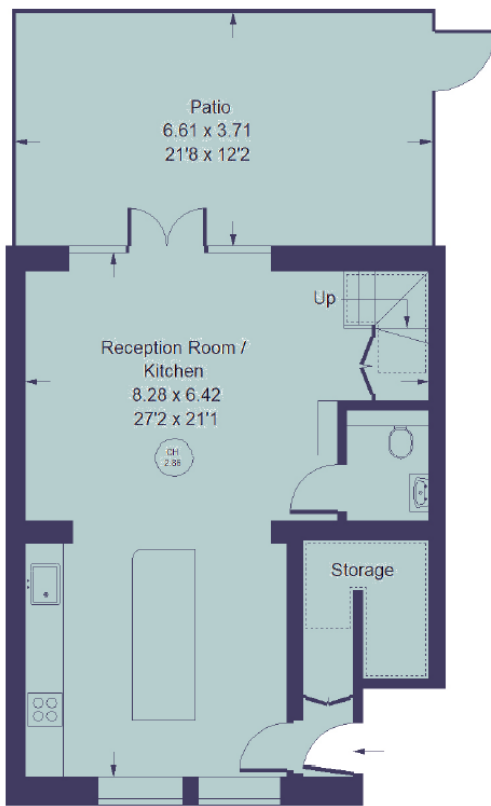
Tenure:	Share of freehold
Service Charge and Ground Rent:	TBC
Service charge covers	Building insurance, communal electricity and repairs and maintenance
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band E (£1773.95 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Internal staircase
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood risk:	Ask agent

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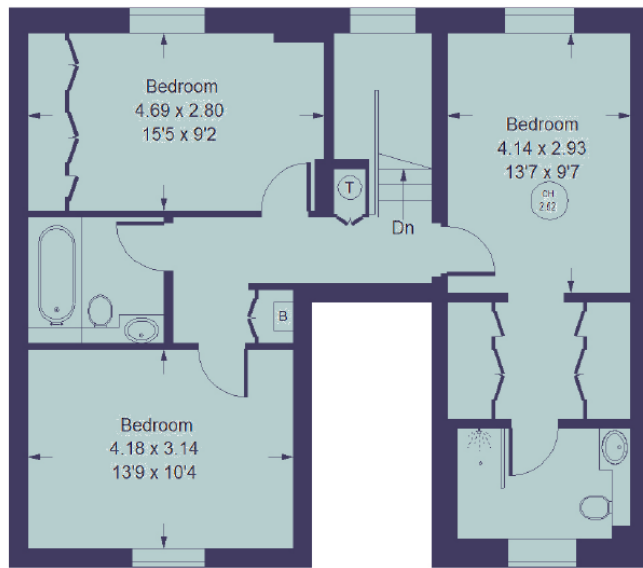
Offers in excess of **£950,000**

Three double bedrooms duplex flat

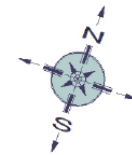
Approximate gross internal floor area: **1,264 Sq. Ft. / 117.4 Sq. M.**




Ground Floor



First Floor



 = Reduced headroom
below 1.5 m / 5'0

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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/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.