

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

**Kerr**&co



## Lanark Mansions, Pennard Road, London W12

**A generous four bedroom ground floor purpose built Edwardian maisonette providing 871 sq ft of accommodation, benefitting from it's own entrance, a private garden and a separate patio.**

This well-presented, spacious flat offers a modern open-plan reception room with an integrated kitchen, four bedrooms, and a large bathroom. Benefiting from a private garden, generous storage, and a private entrance with a wide entrance hall. Situated in a sought-after residential street in Shepherd's Bush, the property benefits from excellent transport links, being within walking distance from Goldhawk Road, Shepherd's Bush, and Hammersmith stations (Hammersmith & City, Central, Circle, District, Mildmay and Piccadilly lines), as well as being in easy reach to the extensive shopping and leisure amenities of Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club.

**Asking Price: £700,000 Leasehold**

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020 8743 4332  
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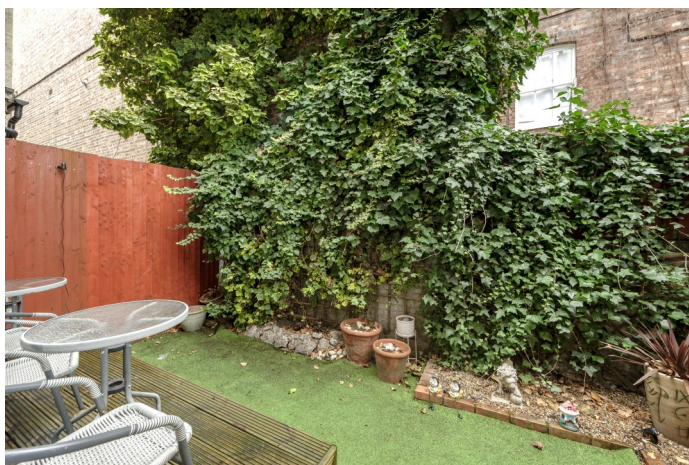
## Lanark Mansions, London W12 8DN

Four bedroom ground floor Edwardian maisonette.  
Reception room with open plan modern integrated kitchen.

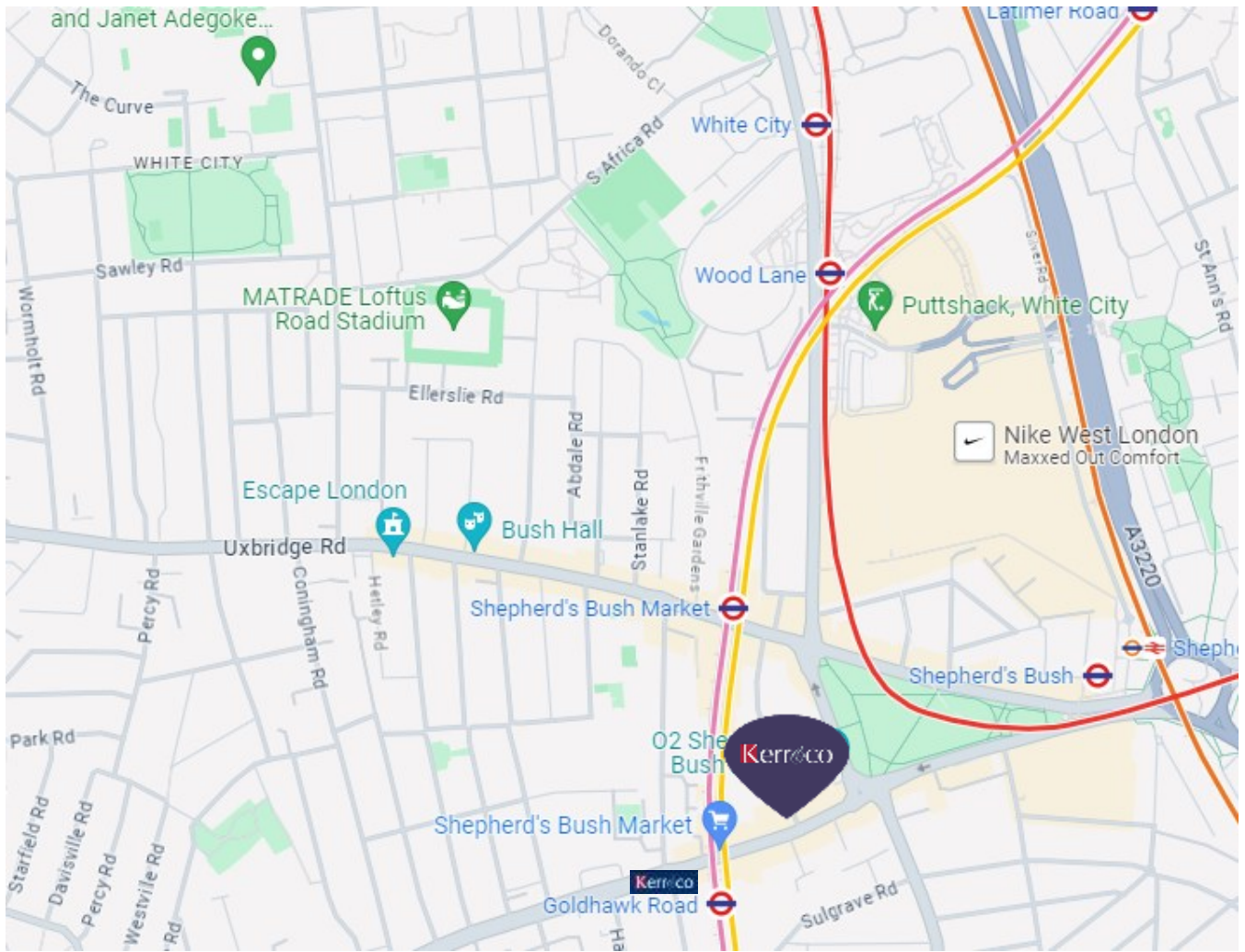
West facing private garden and second patio.  
Spacious Bathroom.

Well located for ease of access to Goldhawk Road,  
Shepherd's Bush and Hammersmith underground  
stations (Central, Circle, Hammersmith & City,  
District and Piccadilly lines).

Short walk from shopping amenities in the well  
renowned Westfield shopping complex.







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>75 C</b>
55-68	<b>D</b>	<b>62 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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: Leasehold with an underlying lease of 999 years from 01/02/2001

Service Charge and Ground Rent: Approx £400 per annum and £150 per annum

Service charge covers: Building insurance.

Local Authority: London Borough of Hammersmith & Fulham

Council Tax: Band E (£1,773.95 for current financial year 25/26)

Parking: Eligible for a L.B.H.F. residents parking permit

Accessibility: Step to the front.

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: Available upon request from the agent

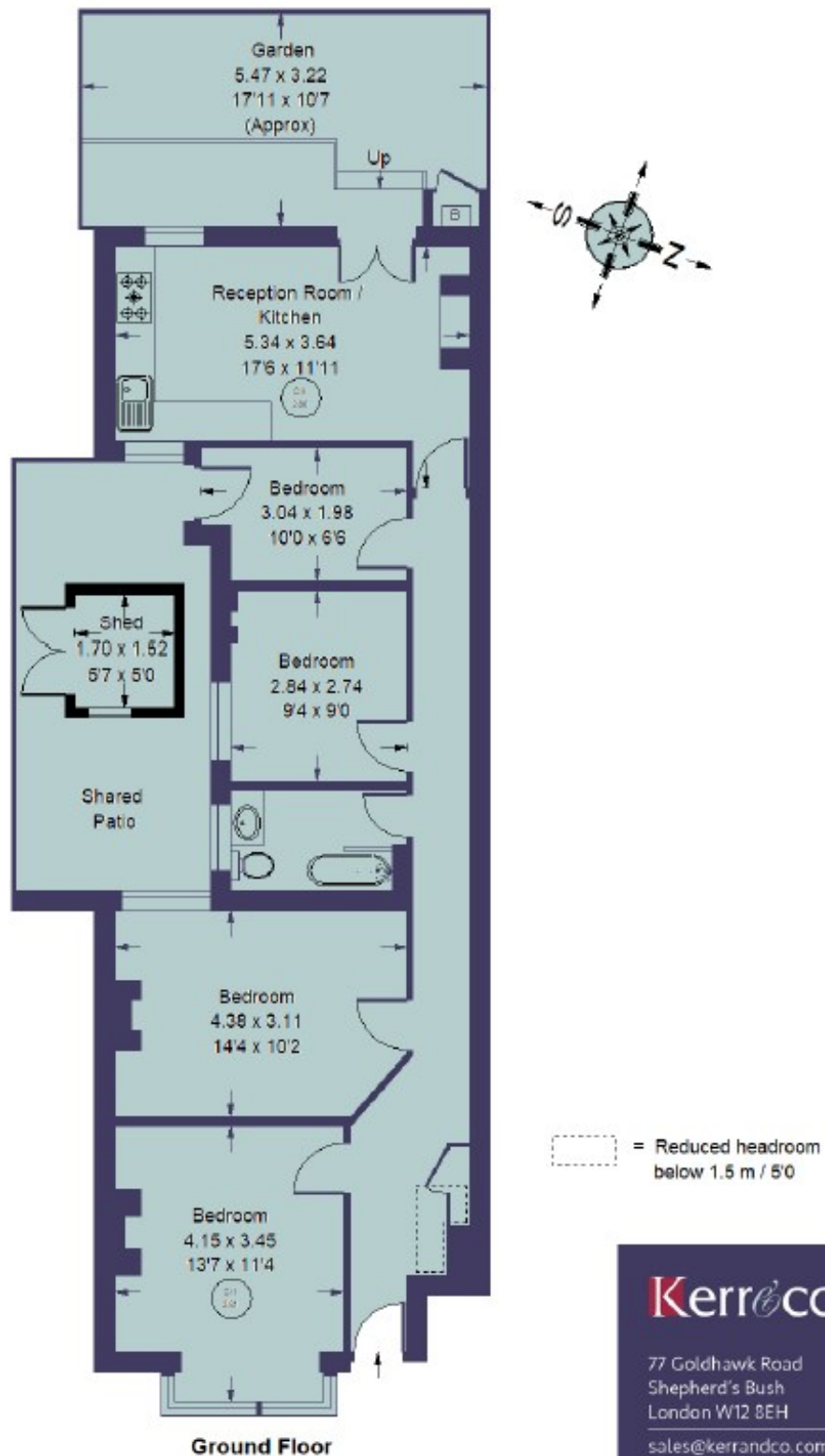
**Lanark Mansions, W12 8DN**

Asking Price: **£700,000**

Two bedroom ground floor Edwardian purpose built maisonette with garden

Approximate gross internal floor area: **841 Sq. Ft./ 78 Sq. M.**

Total: **871 Sq. Ft./ 80.9 Sq. M.** (Including shed and boiler cupboard)



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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.