

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

Kerr&co



Uxbridge Road, London W12

A freehold building arrange in nine self contained flats 6 of which are currently let out on ASTs. The property represents an investment by giving a potential ROI of 7.16% per annum subject to improvements and full occupancy.

The property is well located for access to the broad range of local facilities including transport, shopping and leisure. Underground stations are located at Shepherd's Bush Market (H&C and Circle) and Shepherd's Bush (Central) along with Overground station at Shepherd's Bush. One of the flats has been sold off on a lease of 125 years from 29th September 2009 with an increasing ground rent, a service charge contribution of 1/9 of outgoings along with an "on account payment" of £800 per annum.

Asking Price: £1,400,000 Freehold

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Uxbridge Road, London W12 9DH



Four story Victorian building arranged as 9 self contained studio flats—one of which has been sold off on a long lease.

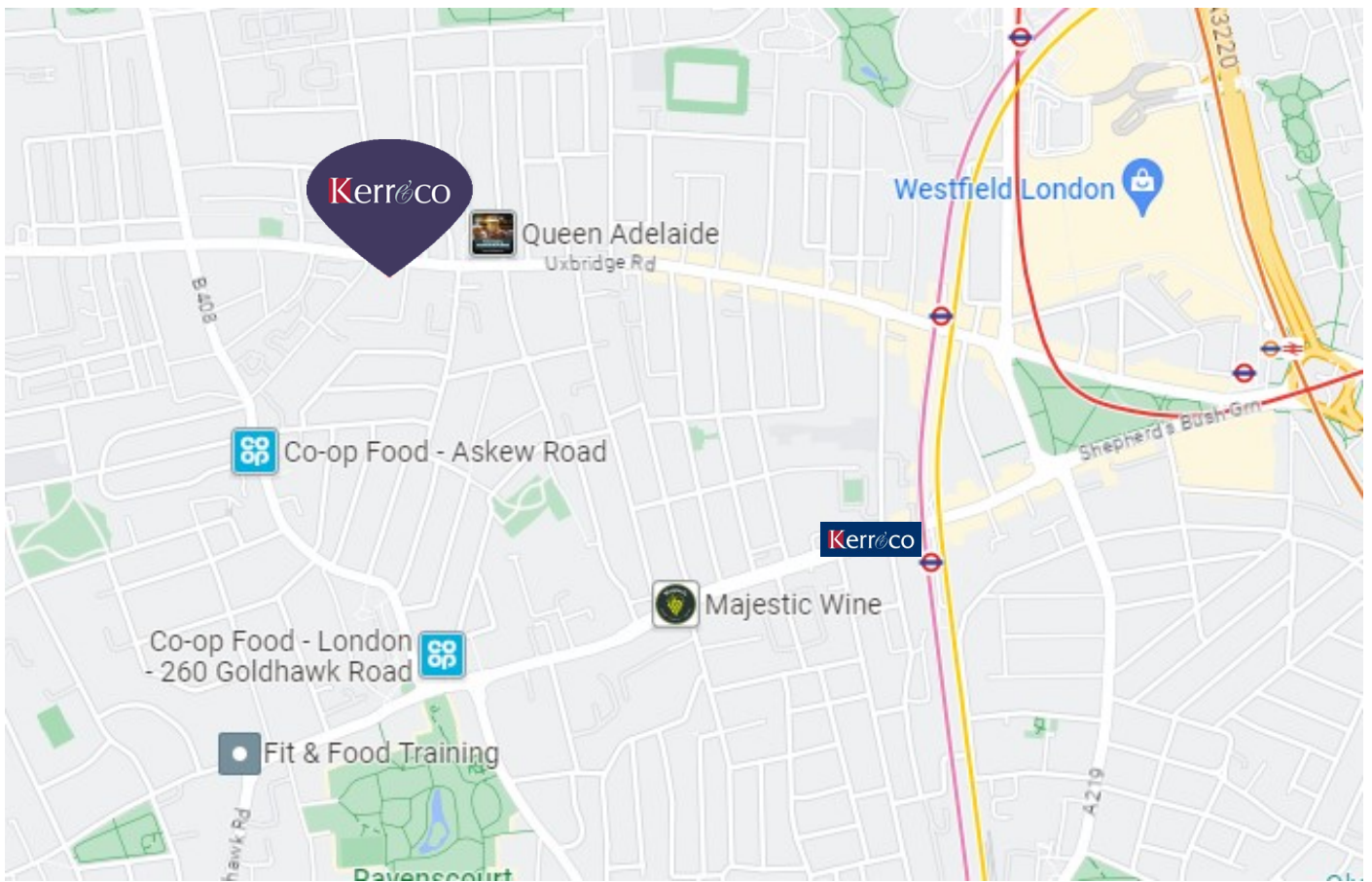
Six are currently let out on ASTs producing £63,900 per annum although some of the rents are historic.

Close to the broad spectrum of local amenities including underground stations, shopping and leisure facilities located at Shepherd's Bush town centre and Westfield London.

No onwards chain.

Scope to improve and increase the yearly rent roll.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Indicative EPC

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.

Uxbridge Road, London W12 9DH

Victorian House arranged as 9 studio flats with one sold off on a long lease

Asking Price: **£1,400,000**

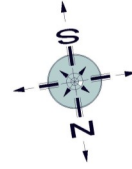
Tenure: **Freehold**

EPC Ratings: Ranging from **D65 to C76**

Parking: **Residents parking permit**

Council Tax: **Bands A & B**

Uxbridge Road



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/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.