

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

Kerr&co



BOSCOMBE ROAD, LONDON W12

A wonderful recently refurbished three double bedroom duplex apartment over the ground and raised ground floors of this converted Victorian terraced house providing in excess of 1,200 sq. ft. .

The accommodation provides a master bedroom with en suite bathroom, two further double bedrooms, a family shower room, utility cloakroom, reception room and large kitchen / dining room leading on to the West facing rear garden which has gated pedestrian access. The property offers plenty of built in storage, spacious rooms, excellent natural light and is situated on one of W12s best streets, Askew Road is in close proximity and with lots of local amenities (Ginger Pig butcher/deli, Gail's cafe, restaurants and independent shops) and excellent local schools on the doorstep. This charming property is exceptional value for the square footage it provides.

Asking price: £860,000 Share in the Freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

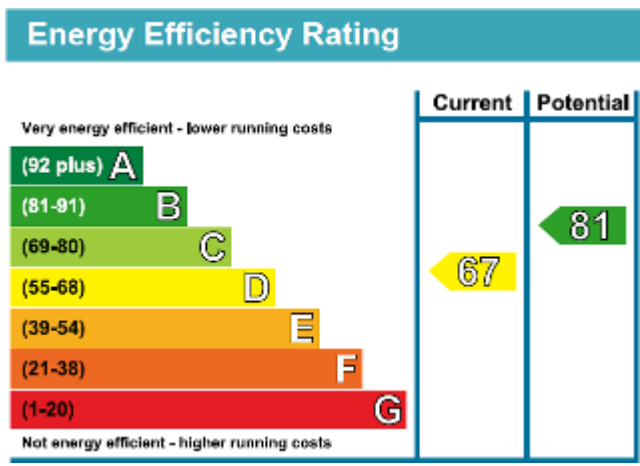
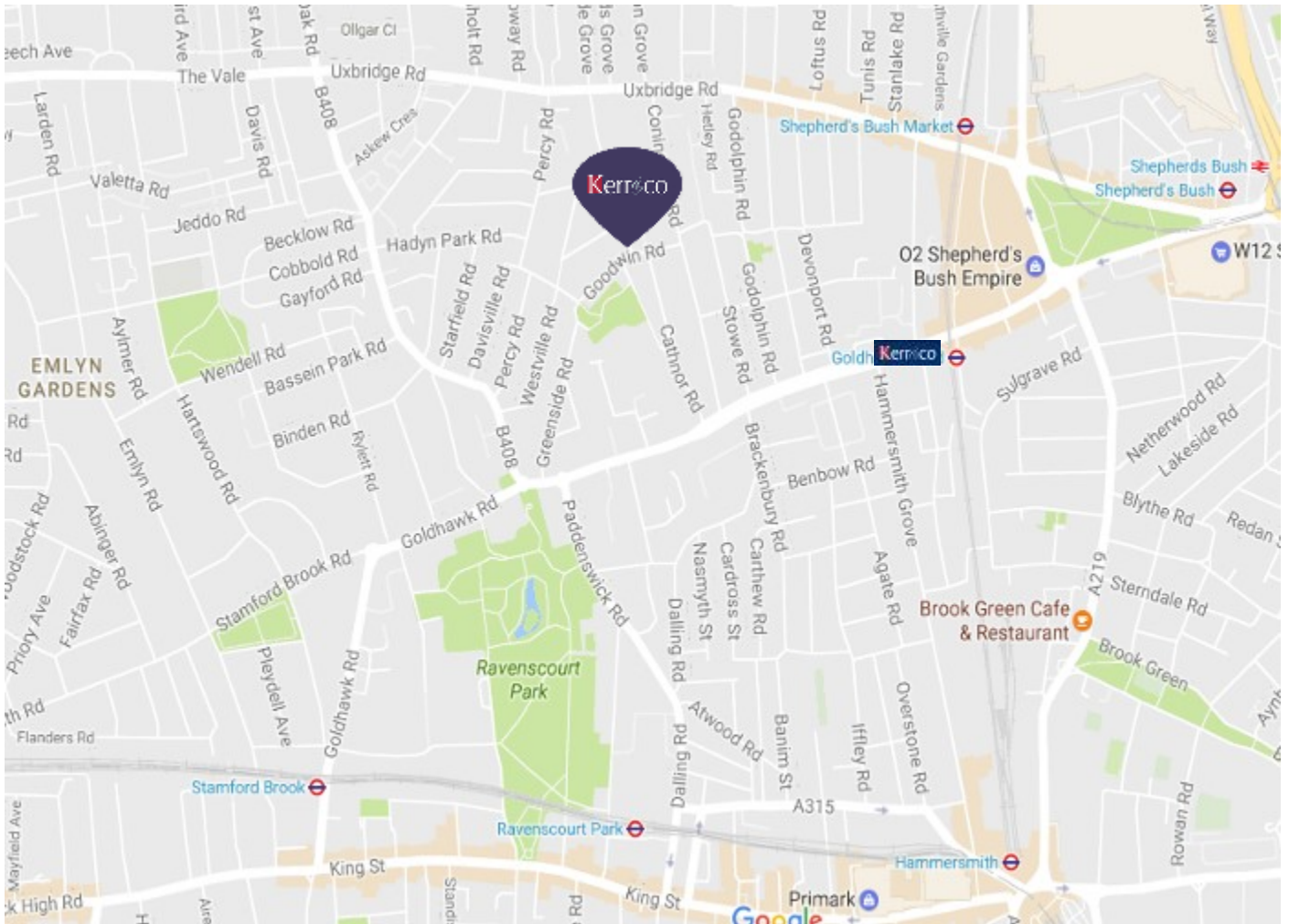
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BOSCOMBE ROAD, LONDON W12
EASY ACCESS TO ASKEW ROAD WHICH HAS
A LOT OF LOCAL AMENITIES.
1,222 SQ. FT. OF ACCOMMODATION
MASTER BEDROOM SUITE
TWO FURTHER BEDROOMS
FAMILY SHOWER ROOM
20' X 16' KITCHEN / DINING ROOM
16' X 12' RECEPTION ROOM
UTILITY ROOM
WEST FACING GARDEN WITH PEDESTRIAN





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.

BOSCOMBE ROAD, LONDON W12
GARDEN MAISONETTE OVER TWO FLOORS
APPROX GROSS INTERNAL FLOOR AREA
1,222 SQ. FT. 113.55 SQ. M.

Asking price: £860,000

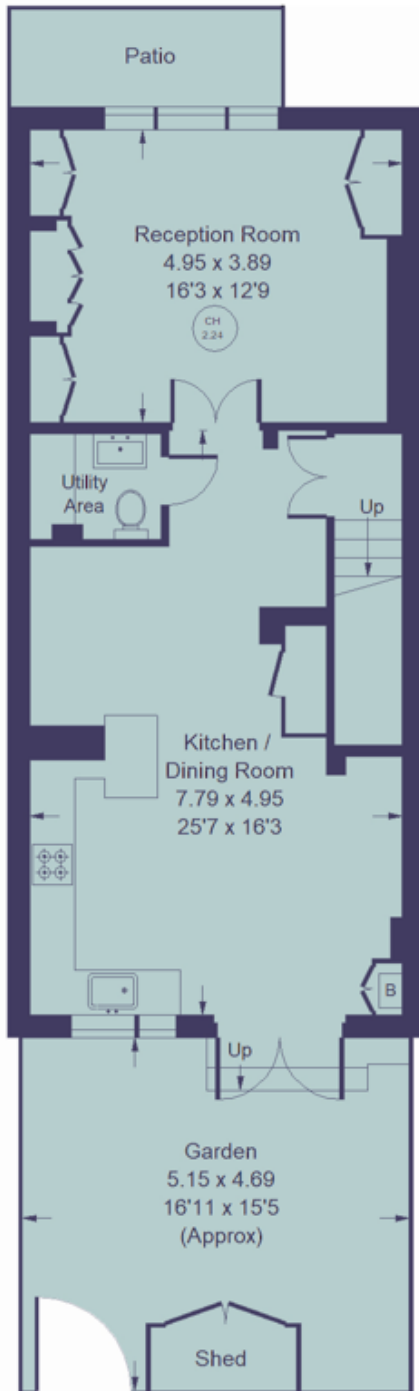
Tenure: Share in the freehold

Service Charge: £TBC

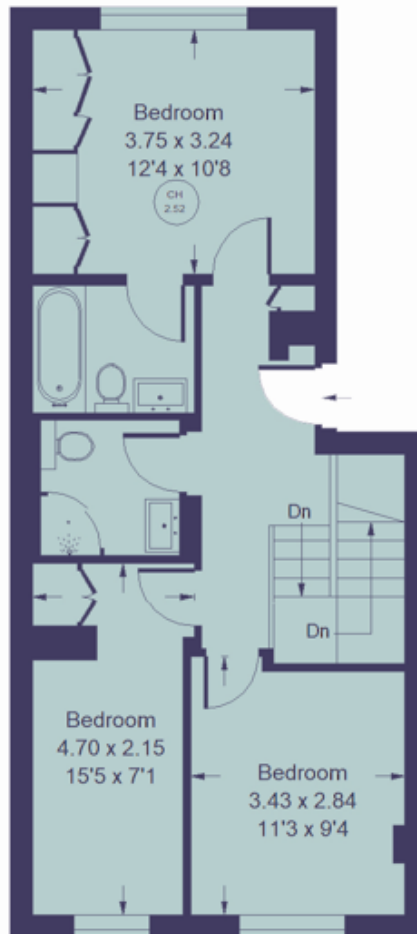
EPC Rating: D67

Parking: Residents parking permit

Council Tax Band: E



Lower Ground Floor



Raised Ground Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or 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. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.

Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents