



Perrers Road, London W6

This charming flat-fronted early Victorian end of terrace house has the potential to create an idyllic and highly desirable family home. The house provides three double bedrooms, a large dual aspect reception room providing excellent natural light, a generous kitchen / dining room and a charming rear garden which has the potential for side pedestrian access as well as to enlarge, subject to the usual consents.

The property is located on this highly desirable residential street in the heart of Brackenbury Village so is therefore well placed for the breadth of local amenities and transport connections as well as being within the catchment for several excellent local schools including John Betts and Brackenbury primary schools.

Guide Price: £1,475,000 Freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

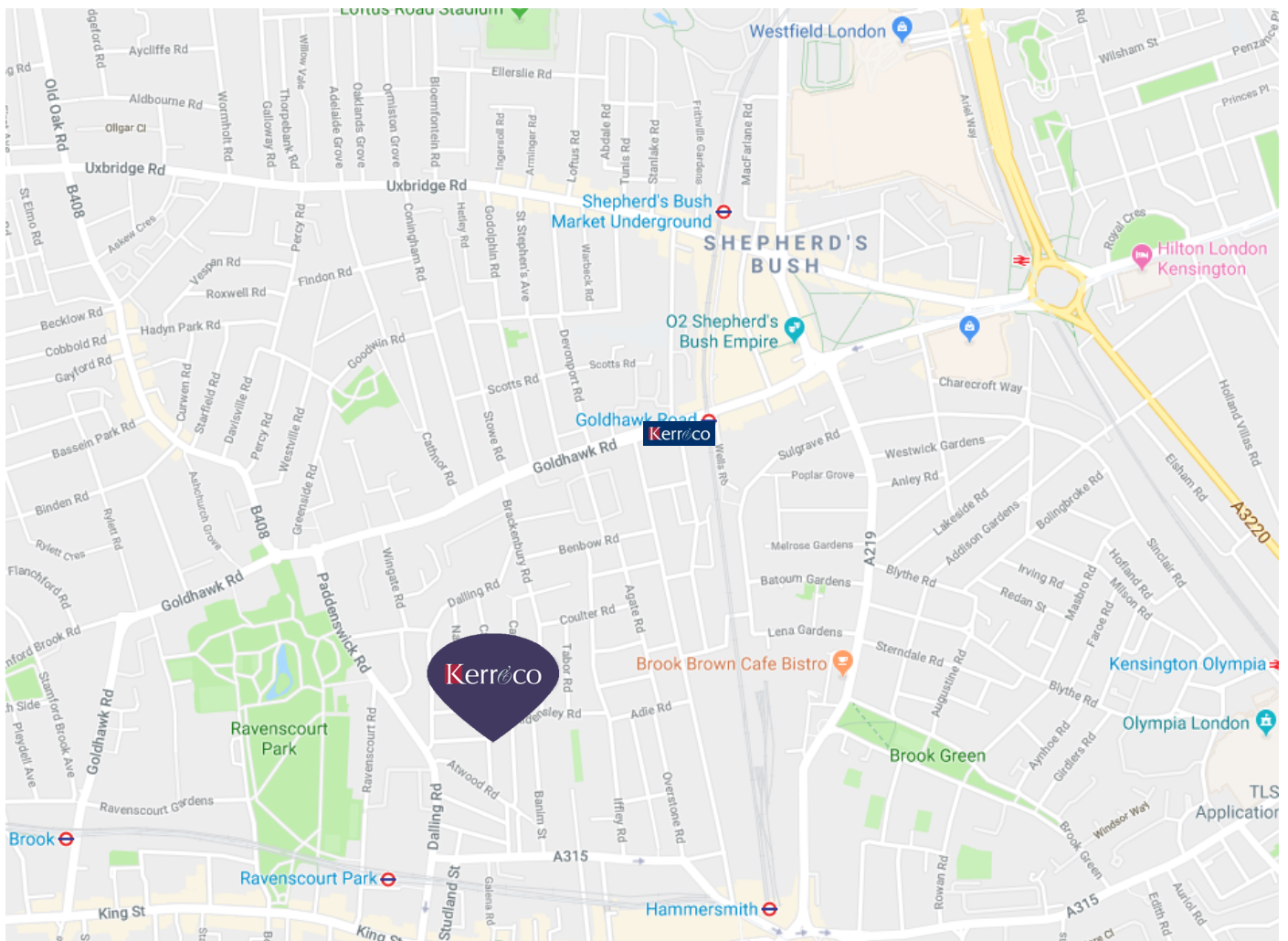
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Perrers Road, London W6 0EZ

A charming flat-fronted early Victorian three storey, end of terrace house.
Charming rear garden.
Dual aspect reception room.
Spacious kitchen / dining room.
Three double bedrooms.
Large family bathroom.
Ground floor cloakroom.
Scope to improve to a buyer's own taste.
Exceptionally well located for transport, schools and leisure facilities.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 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: London borough of Hammersmith and Fulham residents' parking permit
- Council Tax: Band G (£2,311.28 for current financial year 24/25)
- Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband available locally (fibre and cable)
- Heating: Gas fired central heating via radiators
- Accessibility: Stepped access to front door

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Three bedroomed end of terrace Victorian house

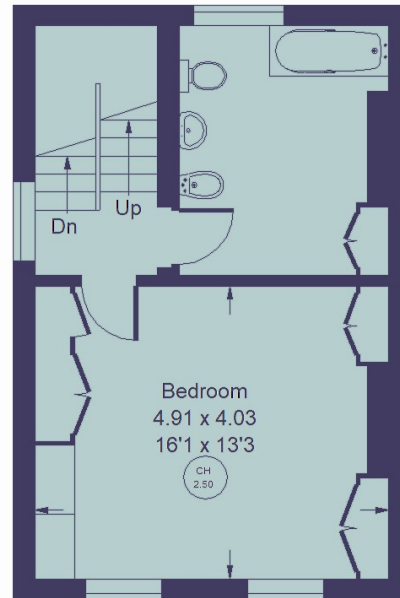
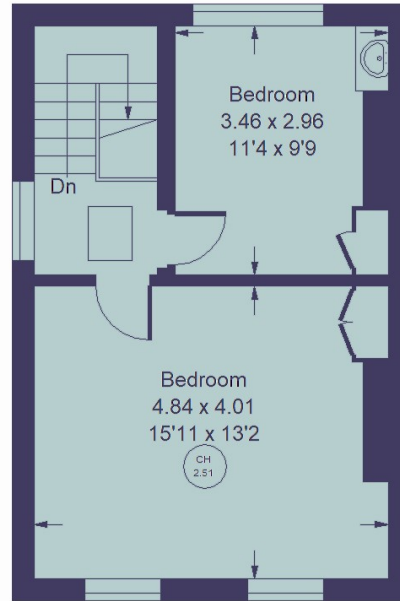
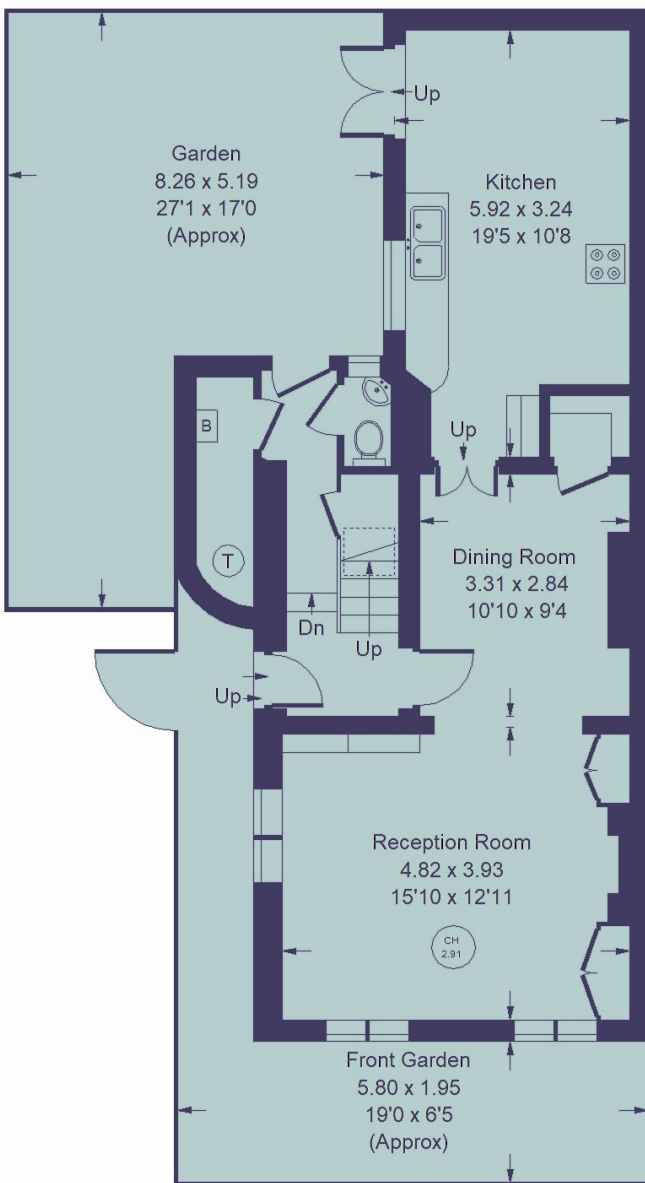
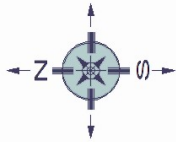
Approx. gross internal floor area: **1,470 Sq. Ft. (136.6 Sq. M.)**

Guide Price: **£1,475,000**

Tenure: **Freehold**

Perrers Road, W6

Approx. Gross Internal Area
136.6 sq m / 1470 sq ft



= Reduced headroom below 1.5 m / 5'0

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.

Kerr&co
77 Goldhawk Road
Shepherd's Bush
London W12 8EH
sales@kerrandco.com
020 8743 1166
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/fitings 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.