

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

Kerr&co



Stanlake Road, London W12

A conveniently located and extremely well presented two double bedroom garden flat. The flat has been enhanced by the current owners including a garden home office as well as decoration throughout.

The flat offers 698 sq ft of accommodation and comprises of two double bedrooms with built in wardrobes, bathroom, a reception room with open plan kitchen and bi fold doors leading on to the private landscaped rear garden which measure approximately 30ft and is West facing. This flat is exceptionally well located being within the catchment area of St Stephens Primary School and is within a stone's throw of shopping facilities and transport links at Westfield London, along Uxbridge Road and Shepherd's Bush Common. There is scope, subject to the grant of planning permission, to extend in to the side return area of the garden to enlarge the reception room.

Asking Price: £645,000 Share of freehold

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Stanlake Road, W12 7HL

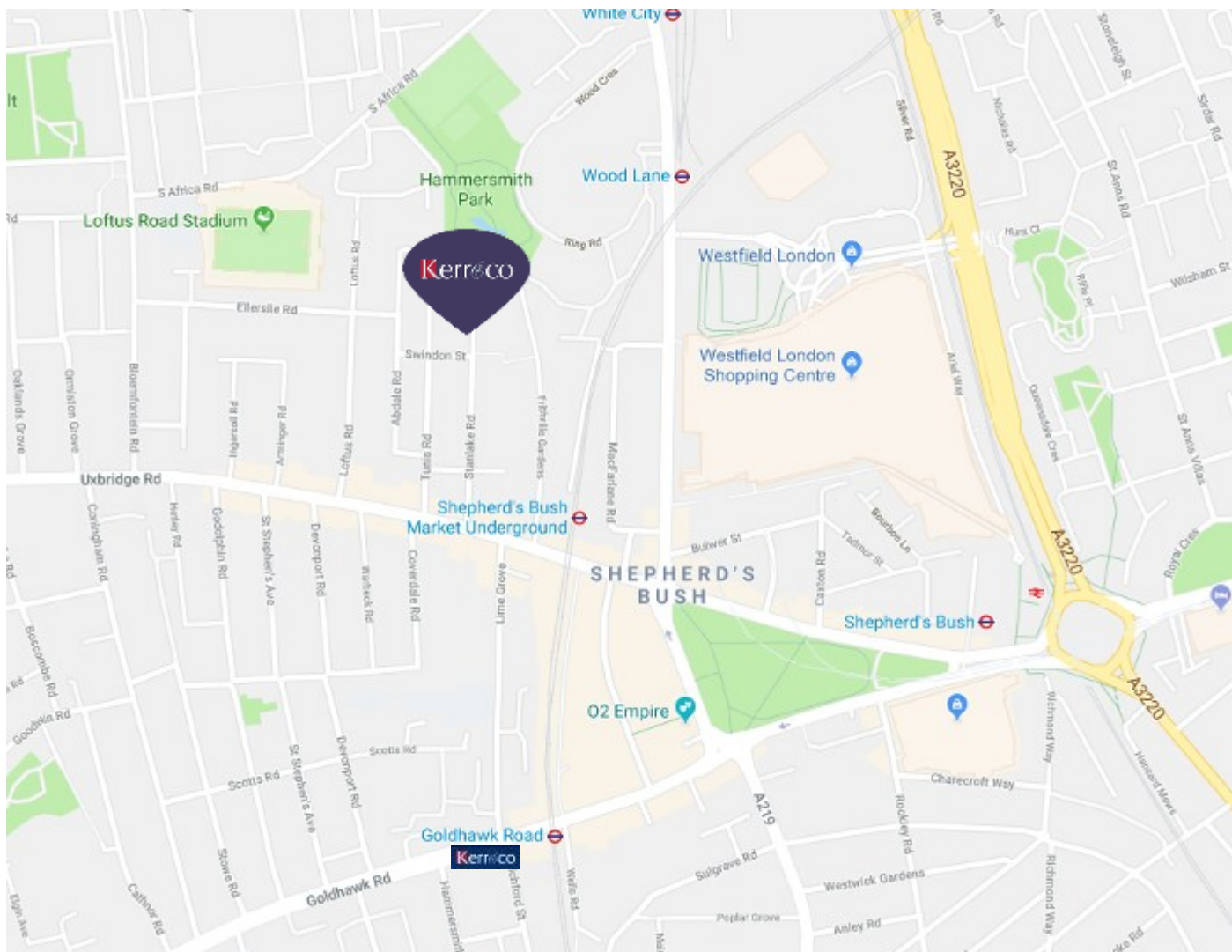
Offers approx. 698 sq ft of accommodation.
Scope to extend into the side return to enlarge the kitchen/reception room subject to the usual consents and requirements.

Two double bedrooms with fitted wardrobes.
30ft West facing professionally landscaped rear garden.

Family bathroom.

Sought after location with easy access to local transport links and shopping facilities at Westfield Complex and Shepherd's Bush Green.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 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 with underlying lease of 999 years from 21st October 2009
Service Charge and Ground Rent:	To be confirmed and a peppercorn per annum
Service charge covers	Maintenance, communal electricity, repairs, buildings insurance.
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1,451.52 for current financial year)
Parking:	Eligible for a residents parking permit
Accessibility:	Steps to front doors and level access in the flat
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators.

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Asking Price: **£645,000**

Two double bedroom garden flat

Approx. gross internal floor area: **698 Sq. Ft. / 64.9 Sq. M.**

Stanlake Road, W14

Approx. Gross Internal Area = 64.9 sq m / 698 sq ft



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1. 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.

2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.

3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alterations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.