

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

Kerr&co



The Old Coach House, Devonport Road, London W12

The Old Coach House is a freehold building offering in excess of 1,500 sq ft of accommodation. The property is currently arranged as a commercial office but benefits from planning permission for change of use to a residential dwelling, details of which can be found on the London Borough of Hammersmith & Fulham planning portal (reference 2025/02723/PMA56). In addition, there is further potential to add an additional floor, subject to the usual planning consents.

The building presents an excellent opportunity for a purchaser to extend and refurbish to their own taste. The approved planning provides for two double bedrooms, two bathrooms, a study/occasional third bedroom, and a modern open-plan reception room with integrated kitchen. Further benefits include ample storage, a utility room, bike storage, off-street parking, and a west-facing garden. The property is well positioned for access to a wide range of local transport links, shopping and leisure amenities, and falls within the catchment area for several highly regarded local schools.

Asking Price: £750,000 Freehold

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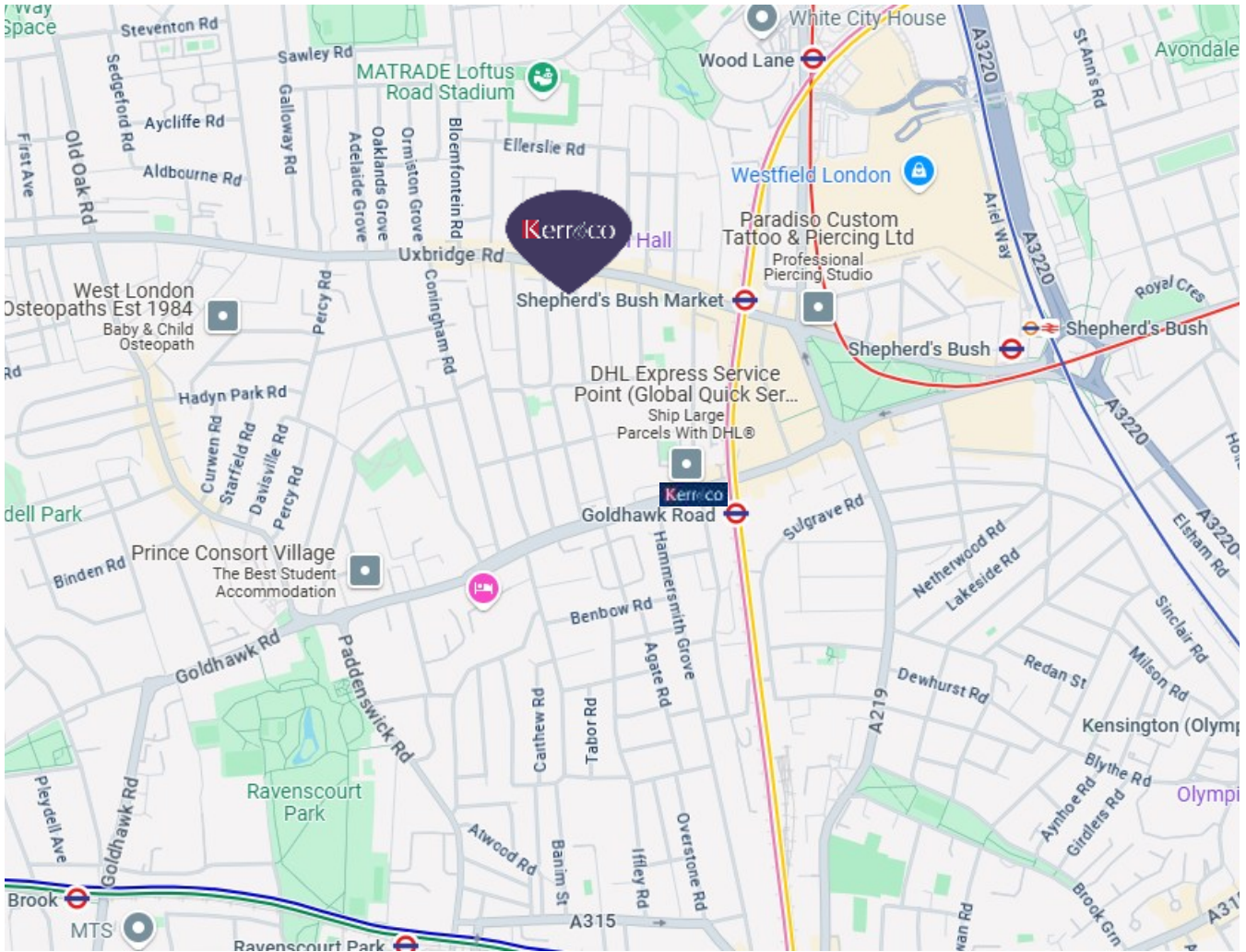




Devonport Road, London W12 8PB

Freehold building.
Planning permission in place for change of use into a residential home ref: 2025/02723/PMA56.
Potential to improve to a buyers own taste.
West facing garden.
Off street parking.
Scope to add an additional floor (STPP).
Well located on this highly respected residential street for ease of access to the excellent local transport connections as well as the broad spectrum of local shopping and leisure pursuits.
Within he catchment areas for several outstanding local schools.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 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.

- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: TBC
- Parking: Off street parking, there is a parking restriction so a permit can't be applied for.
- Accessibility: Internal stairs between the ground and first floor
- 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 on request

Devonport Road, London W12 8PB

Asking Price: **£750,000**

Freehold building

Approximate gross internal floor area: **139.1 Sq. Ft. / 1,497 Sq. M.**

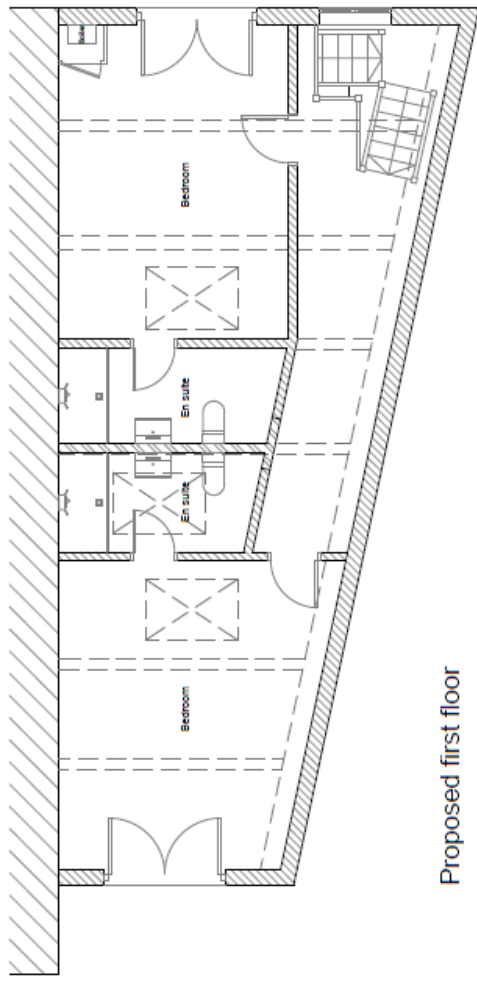
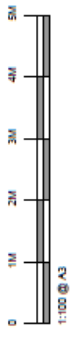
External Store: **34 Sq. ft. / 3.2 Sq. M.**

Total: **1,531 Sq. Ft. / 142.3 Sq. M.**

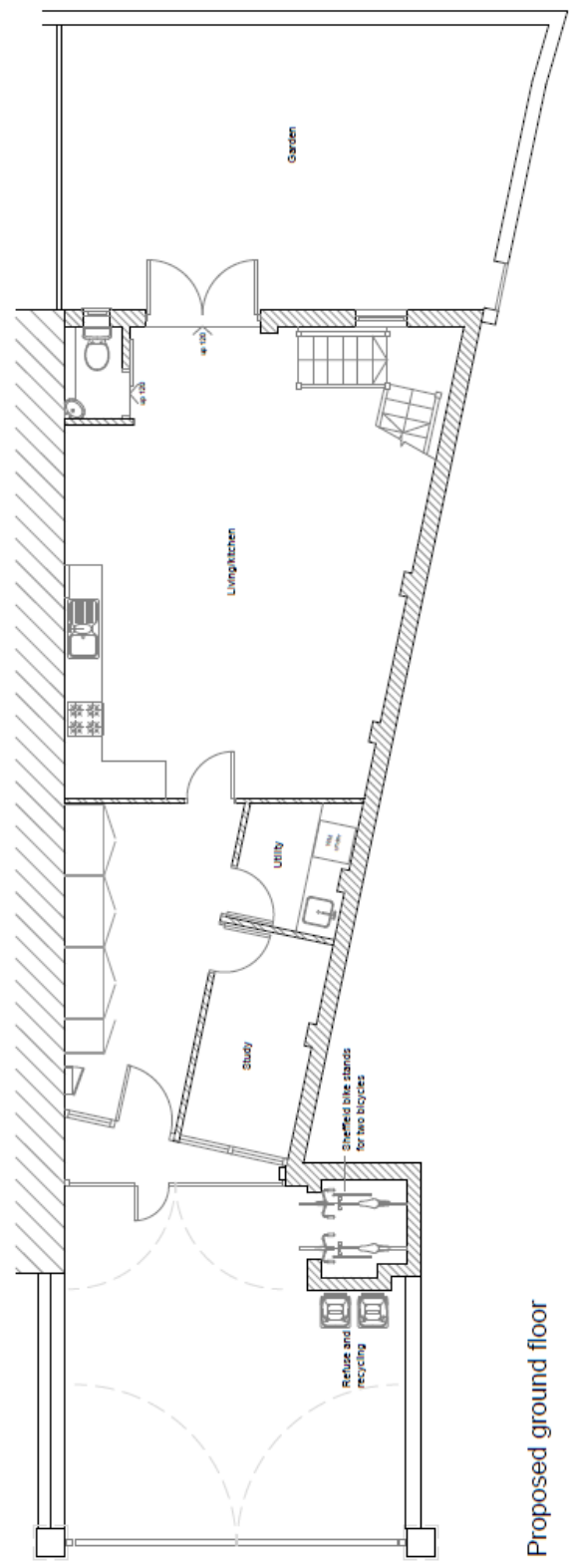


Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, 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.

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Proposed first floor



Proposed ground floor