

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

Kerr&co



Askew Road, London W12

A newly refurbished and well laid out one bedroom flat set on the first floor of this converted Victorian building. The flat is extremely well presented throughout and benefits from an abundance of natural light in the large living space.

The flat comprises of an open plan kitchen/reception room with high ceilings, a spacious bathroom, one double bedroom, and ample storage. The ever popular Askew Road which is home to many café's, boutique independent shops, the "Ginger Pig" butcher/deli and numerous restaurants/gastro pubs. Also within easy access to Westfield shopping complex, Ravenscourt Park and an array of transport links.

Asking Price: £360,000 Share of freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

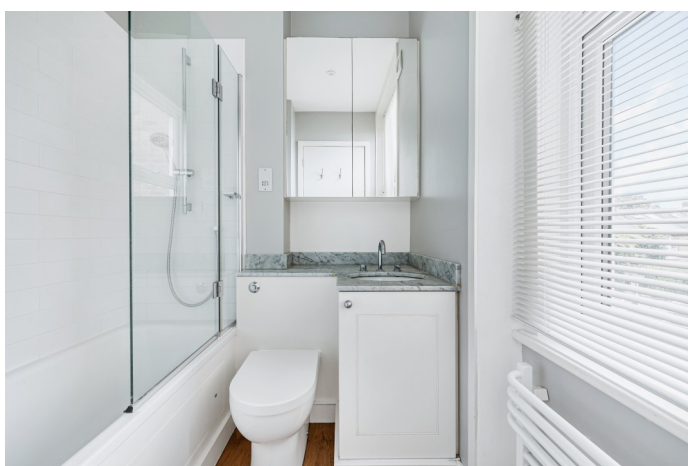
www.kerrandco.com

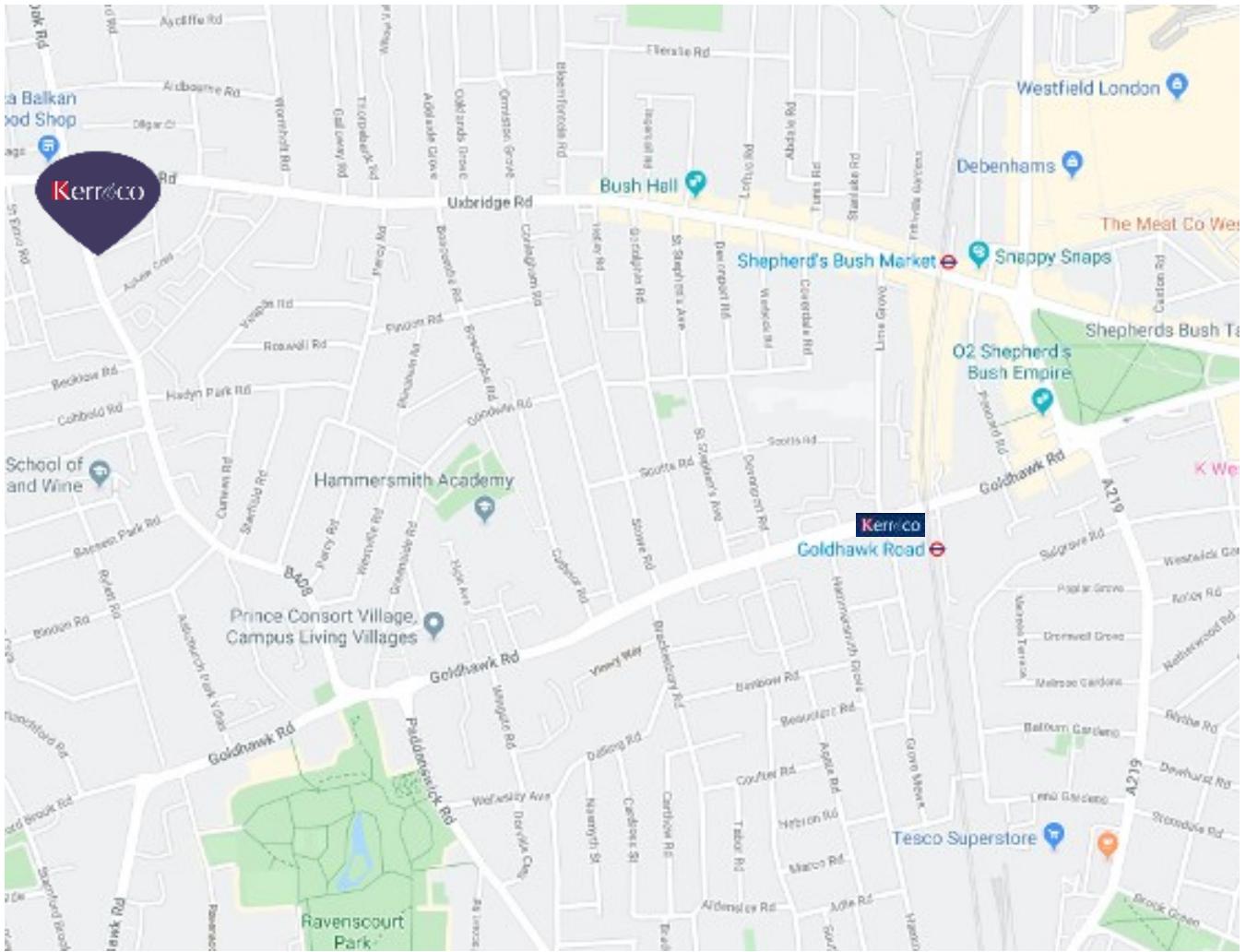




Askew Road, London W12 9AD

Spacious one bedroom flat
Reception room with open plan modern kitchen and
high ceilings.
Double bedroom.
Plenty of built in storage.
Spacious Bathroom.
Located on the ever popular Askew Road with easy
access to Independent Shops, Café's, Gastro Pub's,
Restaurants and Ginger Pig butcher/deli.
Victorian converted building.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 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.

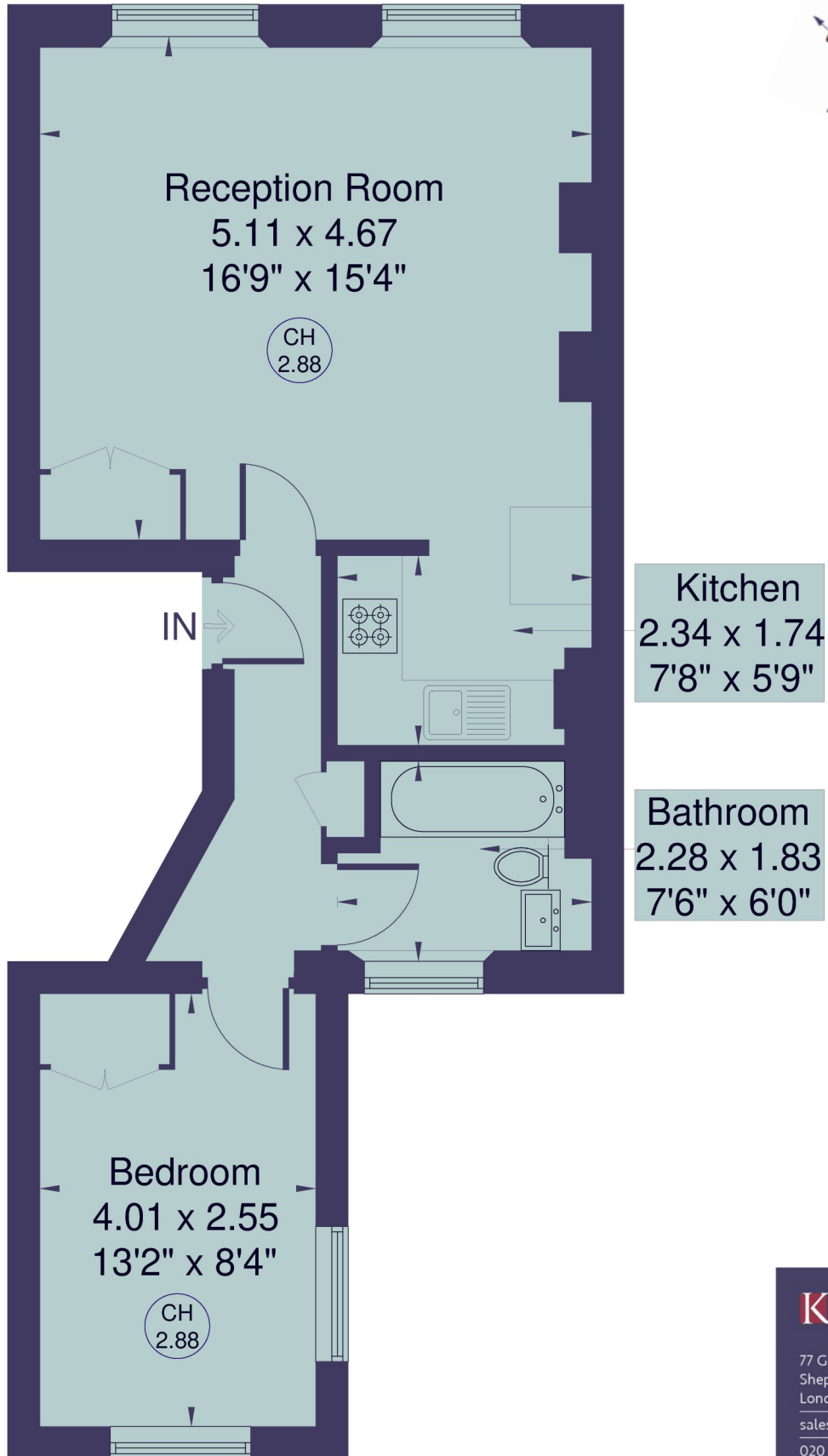
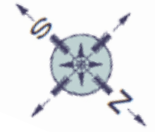
Tenure:	Share in the freehold with an underlying lease of 999 years from 1974
Service Charge and Ground Rent:	£1,189 and peppercorn
Service charge covers	Building insurance, communal electricity, repairs and maintenance,, and annual auditing accounts
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1451.42 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps down to front doors
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 upon request

Askew Road, W12 9AD

Asking Price: £360,000

One bedroom Victorian conversion flat

Approximate gross internal floor area: 508 Sq. Ft./ 47.2 Sq. M.



First Floor

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/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.