

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

Kerr & Co



Oaklands Grove, London W12

A spacious four-bedroom Victorian family home requiring modernisation and offering approximately 1,900 sq ft of well-proportioned accommodation. This characterful property also provides excellent scope to extend, subject to planning permission and the usual consents.

The house is arranged to include a double reception room, a kitchen opening onto a 32 ft garden, a cellar, four double bedrooms, a study or fifth bedroom, and a family bathroom. Situated on sought-after Oaklands Grove, a quiet residential street with the popular Proud Mary's cafe at its Southern end, the property is within easy walking distance of an excellent range of local amenities. Further shopping, dining and entertainment options can be found at the nearby BBC Television Centre development and Westfield London. Excellent transport connections are also within easy reach, including White City station on the Central line and Shepherd's Bush Market station on the Hammersmith & City line. This is a superb opportunity to acquire a substantial and versatile family home in a thriving and well-connected West London neighbourhood.

Asking price: £1.2 million Freehold

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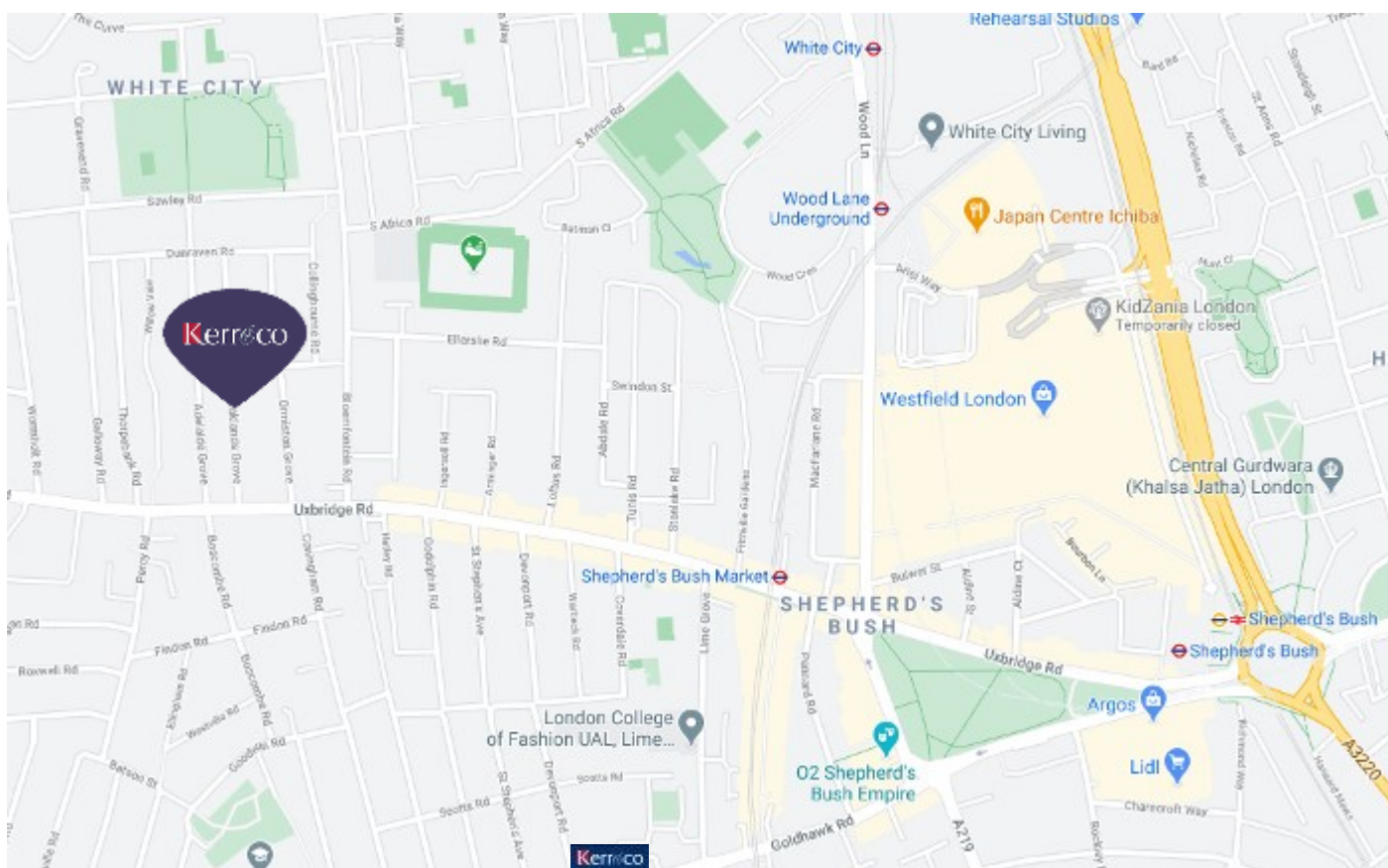




Oaklands Grove, London W12 0JA

In need of modernisation.
Offers circa 1,900 Sq ft of accommodation inc's cellar.
Four double bedrooms with an additional study/fifth.
Scope to extend subject to planning permission and
usual consents.
Victorian home with many original period features.
Double reception room.
No chain
Approx. 10 minutes walk to nearest tube lines
(Central and Hammersmith & City Lines)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	15 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:

Tenure: Freehold

Parking: LBHF Residents parking permit

Council Tax: Band G £2,532.52 for current financial year 25 / 26

Connected services: Mains water and drainage, gas, electricity, telephone and broadband (fibre and cable available locally)

Flood Risk: Available upon request to the agent

Accessibility: Internal staircase

Heating: Gas heating

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Asking price: **£1.2m**

Four/Five bedroom Victorian House

Approximate gross internal floor area: **1,914 Sq. Ft. (177.8 Sq. M.)**
(Excluding Void)



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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.