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



PERCY ROAD, LONDON W12

A natural three storey Victoria building, which is currently being used as three units over the ground, first and second floors with planning permission to extend to create a two bedroom garden flat, one bedroom first floor flat with roof terrace and two bedroom split level flat with roof terrace.

The building is situated on this popular residential street that leads off the Southern end of Askew Road home to The Eagle Gastro Pub, Ginger Pig Butcher/ Deli, numerous café's and independent shops, within easy access of transport links and shopping facilities at Ravenscourt Park and along Goldhawk Road.

Guide Price: £1.05m Freehold

020 8743 1166
sales@kerrandco.com
020 8743 4332
lettings@kerrandco.com
www.kerrandco.com





PERCY ROAD, LONDON W12 9QA

NATURAL 3 STOREY BUILDING

HAS PLANNING PERMISSION TO EXTEND TO CREATE TWO BEDROOM GARDEN FLAT, ONE BEDROOM FIRST FLOOR FLAT WITH ROOF TERRACE AND TWO BEDROOM SPLIT LEVEL FLAT WITH ROOF TERRACE

GOOD INVESTMENT WITH POTENTIAL

NATURALLY LIGHT

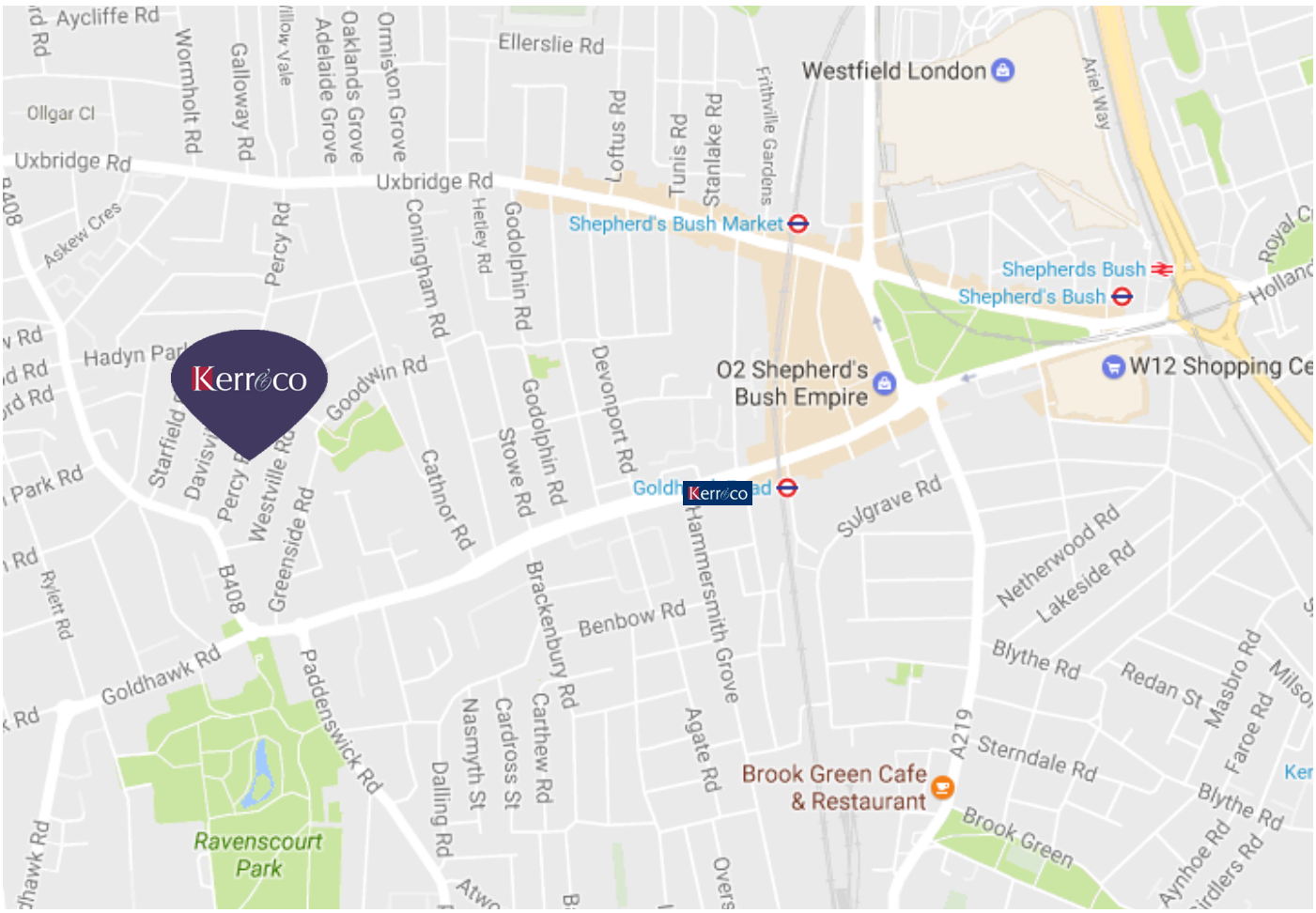
FRONT AND REAR GARDENS

ENTIRE FREEHOLD

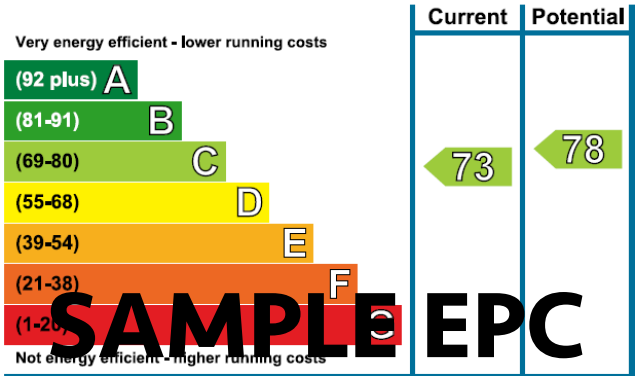
LOCATED OFF THE POPULAR ASKEW ROAD PROVIDING EASE OF ACCESS TO WIDE RANGE OF TRANSPORT AND LEISURE FACILITIES







Energy Efficiency Rating



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.

Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating: Gas central heating via radiators
Accessibility: Step to front door and two flights of stairs
Flood risk: Surface water: Medium Rivers and Sea: Very Low

PERCY ROAD, LONDON W12 9QA
THREE STOREY VICTORIAN BUILDING
APPROX. TOTAL INTERNAL AREA
1,627 SQ. FT. (151.1 SQ. M.) CURRENTLY BEING USED AS
3 UNITS

Guide Price:
£1.05m **Tenure:**
Freehold
EPC Rating:
Parking: Residents Parking Permit
Council Tax Band: Hammersmith and Fulham
Each flat is Band C £1232.68 2024-25

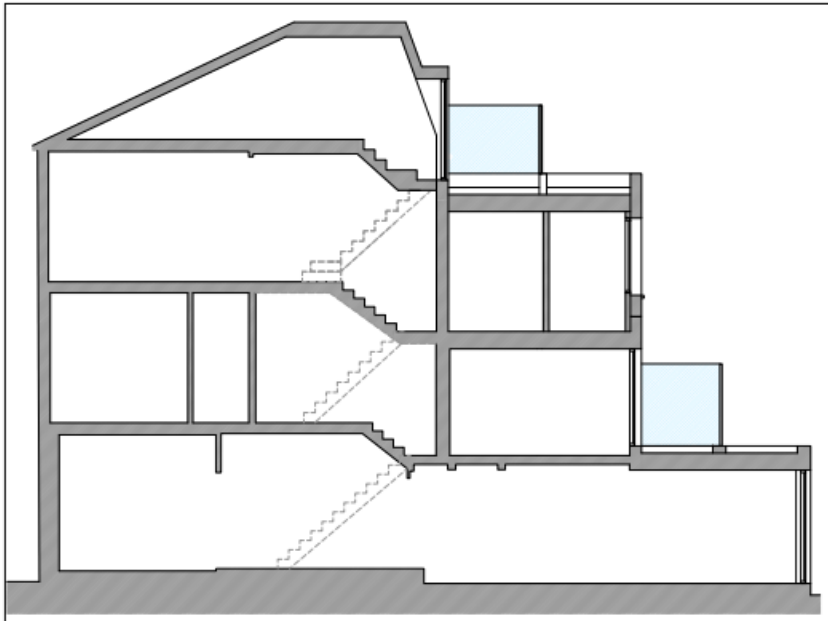


Ground Floor **First Floor** **Second Floor**

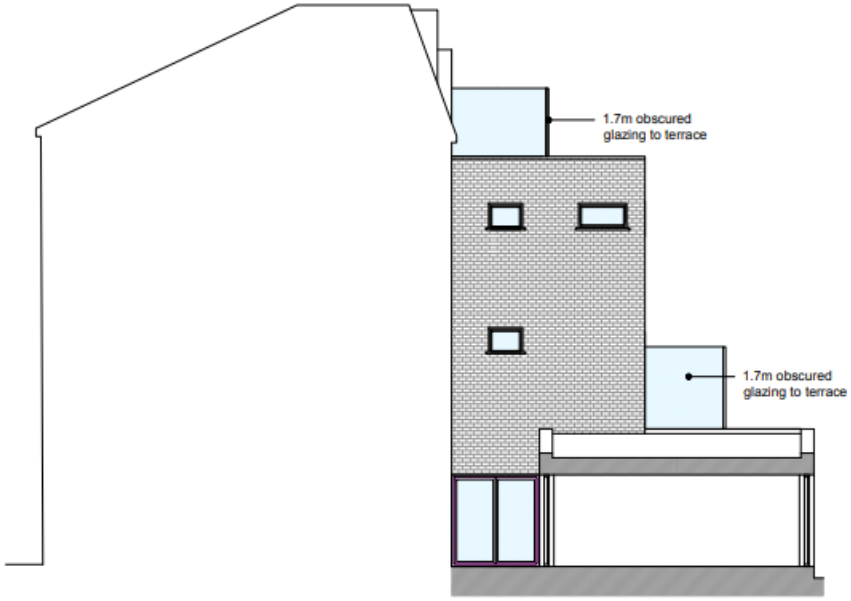
Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only,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



GROUND FIRST SECOND THIRD ROOF



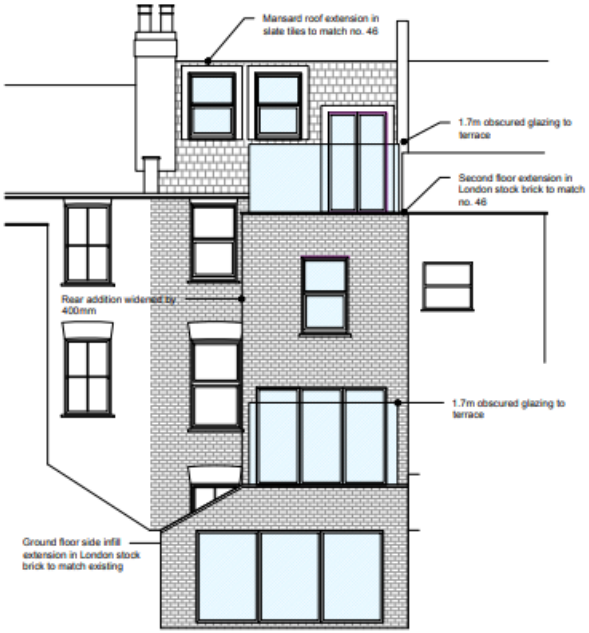
SECTION A



SECTION B



FRONT



REAR

N

0 1 2 3 4 5

PLANNING

Rev	QA Check	Description	Date
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

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DRAWN	-
CHECKED	-
SCALE@A3	1:100

CLIENT: client

PROPOSED DRAWING ELEVATIONS

ADDRESS: 44 Percy rd W12 9QA

JOB No	DRAWING NUMBER
1145	PL02B

A3 Sheet