

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

Kerr&co



Devonport Road, London W12

A generous two bedroom garden flat providing 819 sq ft of accommodation, set on the lower ground floor of this Victorian conversion, benefitting from it's own private entrance's and a private 20 ft garden.

This well-presented, spacious flat offers a modern open-plan reception room with an integrated kitchen, two double bedrooms, one with en suite shower room, and a large bathroom. Benefiting from a 20 ft private garden, generous storage, an additional private side entrance into the garden, ideal for cyclists, with a wide entrance hall. Situated in a sought-after tree lined street in Shepherd's Bush, the property benefits from excellent transport links, being within walking distance from Goldhawk Road and Shepherd's Bush stations (Hammersmith & City, Central, Circle, and Mildmay lines), as well as being in easy reach to the extensive shopping and leisure amenities along Goldhawk and Uxbridge Roads as well as the ever popular Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club.

Asking Price: £615,000 Long Leasehold

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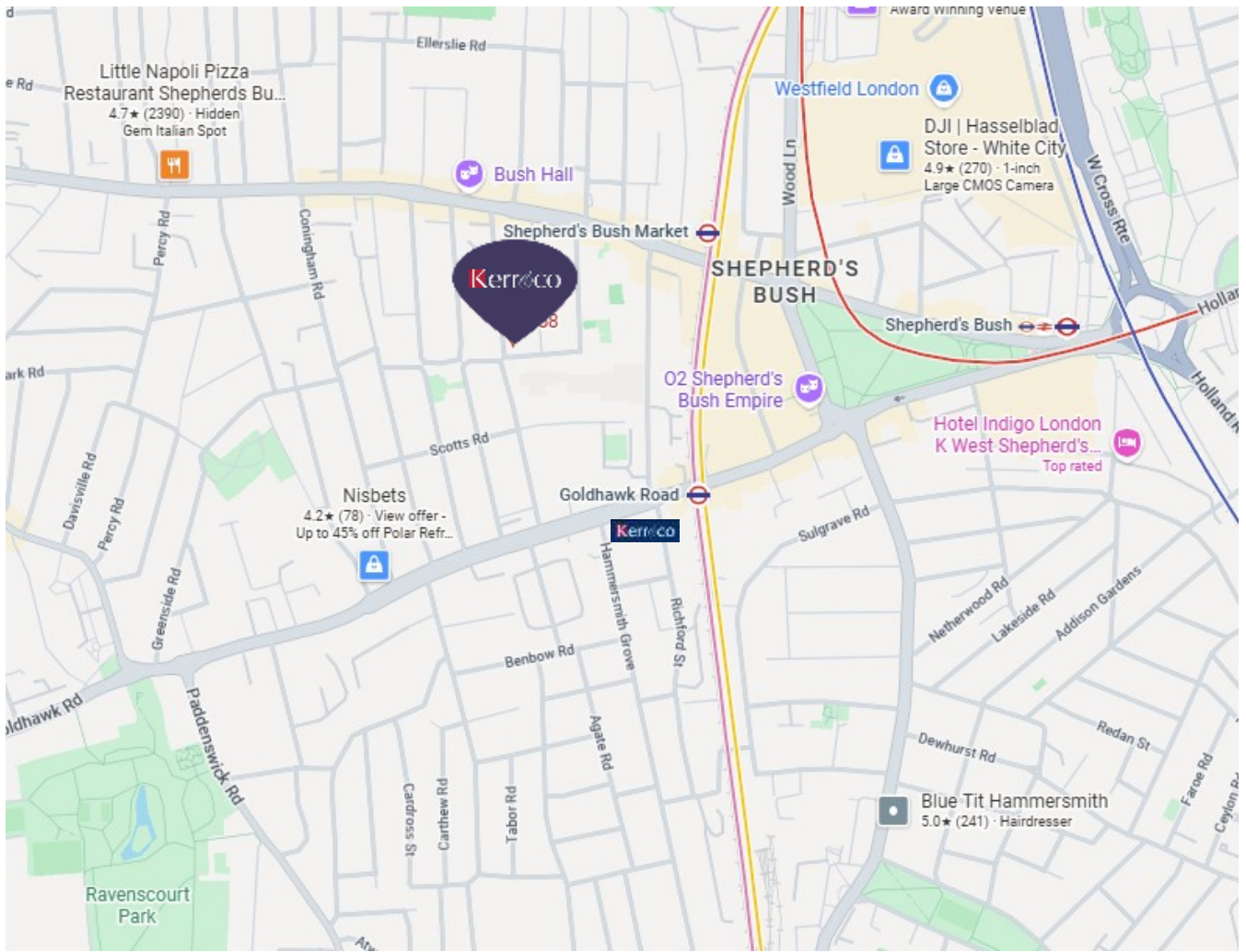




Devonport Road, London W12 8NU

Spacious two double bedroom garden flat.
 En-suite shower room.
 Reception room with open plan modern integrated kitchen.
 20 ft private garden
 Spacious Bathroom.
 Private side entrance into the garden.
 Generous storage.
 Well located for ease of access to Goldhawk Road,
 Shepherd's Bush stations.
 Short walk from shopping amenities in the well
 renowned Westfield shopping complex.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 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:	Leasehold to be sold with a new lease of 999 years
Service Charge and Ground Rent:	Share of out goings paid on an ad hoc basis (Circa £600 per annum) and £0 ground rent
Service charge covers	Building insurance and general repairs and maintenance
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band C (£1,350.68 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps down to front doors, level access within 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
Flood risk:	Ask agent

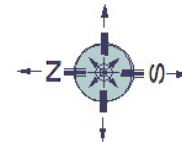
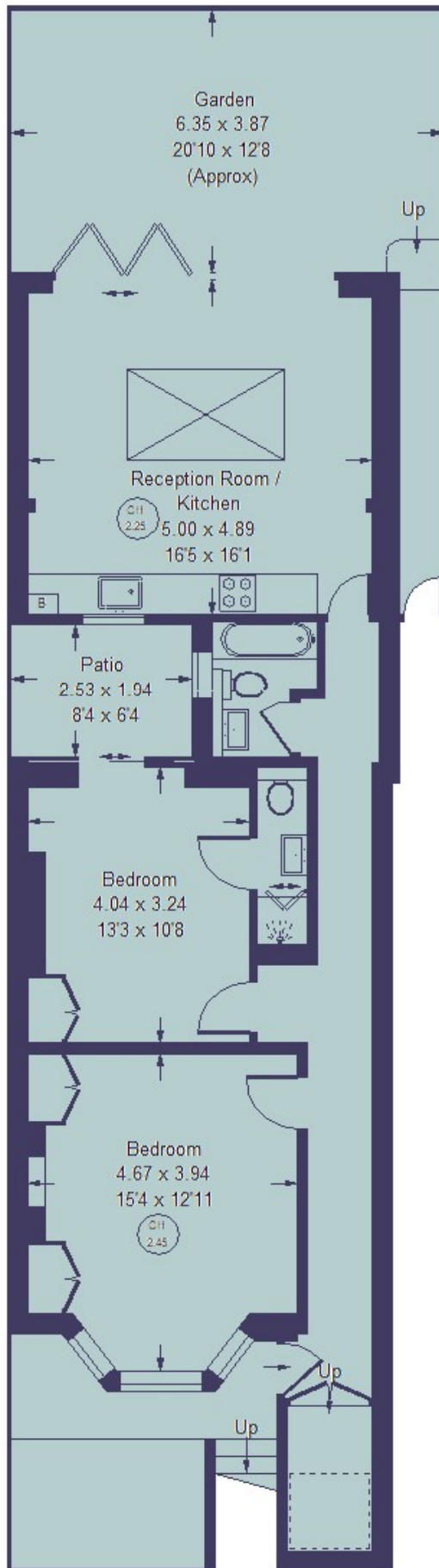
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Asking Price: £615,000

Approximate gross internal floor area:

819 Sq. Ft./ 76.1 Sq. M.

Two bedroom Victorian conversion garden flat



 = Reduced headroom
below 1.5 m / 5'0

Lower Ground 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/fitings 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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