Devonport Road, London W12

This beautifully presented two-bedroom apartment is set on the second floor of a recently constructed Victorian-style building, offering a perfect blend of period charm and modern convenience.

Spanning approximately 633 sq ft, the property features a bright and well-proportioned layout comprising two double bedrooms, a sleek modern bathroom, and an impressive open-plan kitchen/reception/dining area— ideal for both entertaining and everyday living. The building is well-maintained and benefits from secure bike storage and dedicated bin stores. Perfectly positioned just a 5-minute walk from the extensive transport links and shopping amenities at Westfield London, the apartment also offers easy access to both Central and Overground lines. Families will appreciate the proximity to the highly regarded St. Stephen's Primary School, one of West London's most sought-after educational institutions. This is an excellent opportunity for first-time buyers, professionals, or investors looking for a stylish home in a vibrant, well-connected location.

Asking price: £550,000 Share in the freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
**lettings@kerrandco.com**

www.kerrandco.com

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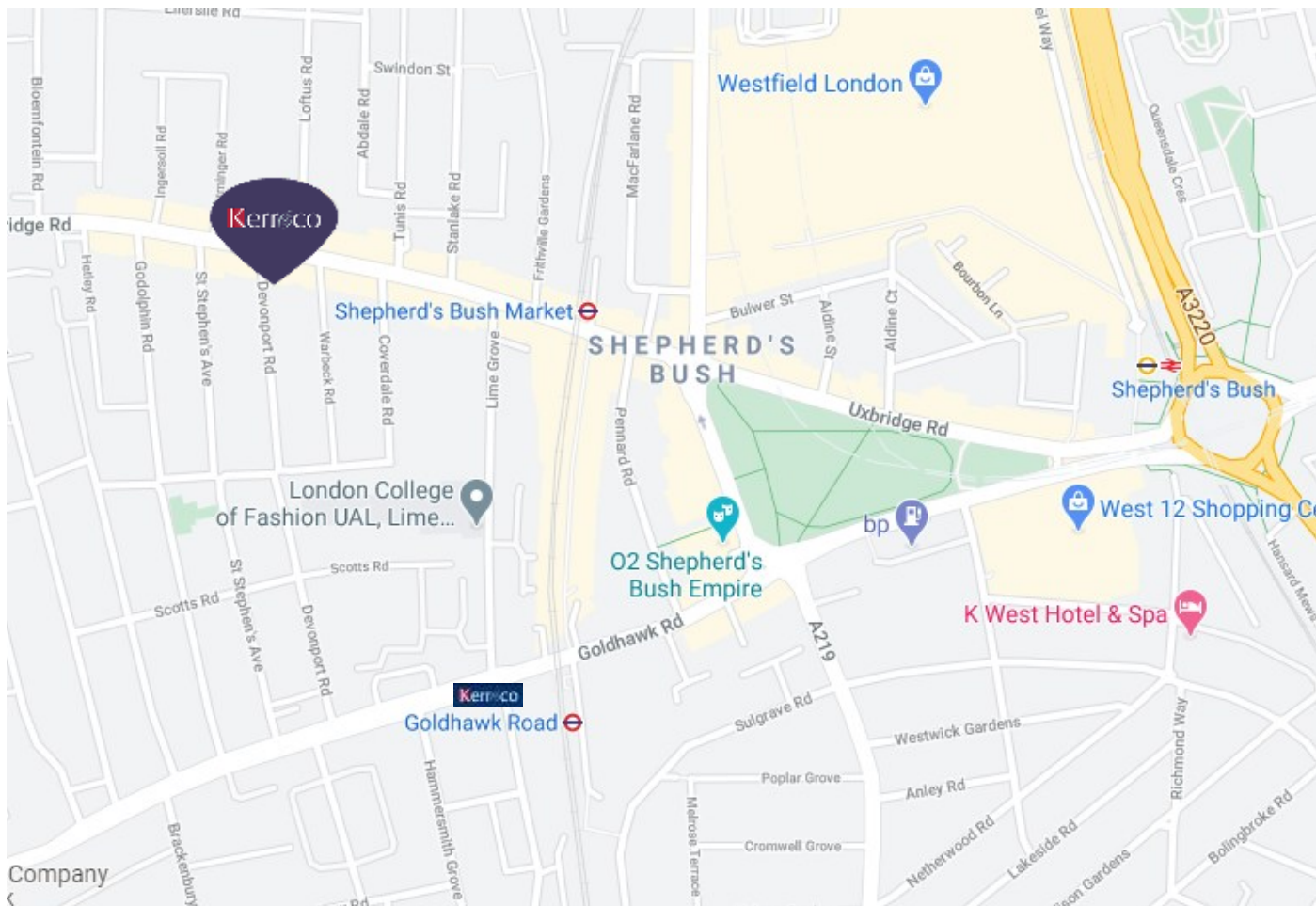
Devonport Road, London W12 8NU

Two double bedrooms.
Family bathroom.
Open plan kitchen/reception/dining room.
Secure bike and bin storage.
5 mins to Shepherd's Bush Market station.
Highly efficient flat.
Well managed building.
Bright accommodation offering 633 Sq Ft.
No entitlement to a residents parking permit
although Zipcar bays within a few minutes walk.
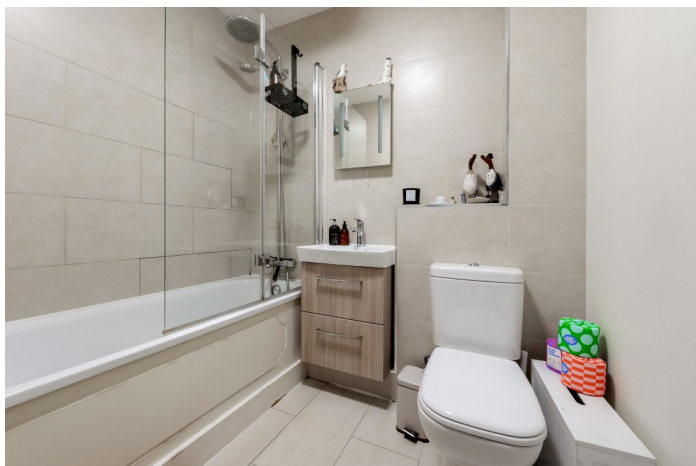
Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**	83 B	83 B
69-80	**C**		
55-68	**D**		
39-54	**E**		
21-38	**F**		
1-20	**G**		

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 of freehold (with an underlying lease of 115 years remaining)**

Service charge: **£2,162 per annum (includes building insurance, repairs, cleaning)**

Ground rent: **£0**

Parking: **There is no right to a residents parking permit, Zipcar bays a few minutes walk away**

Council Tax: **Hammersmith and Fulham Band E £1,694.94 (2024-25)**

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

Heating: **Gas central heating via radiators**

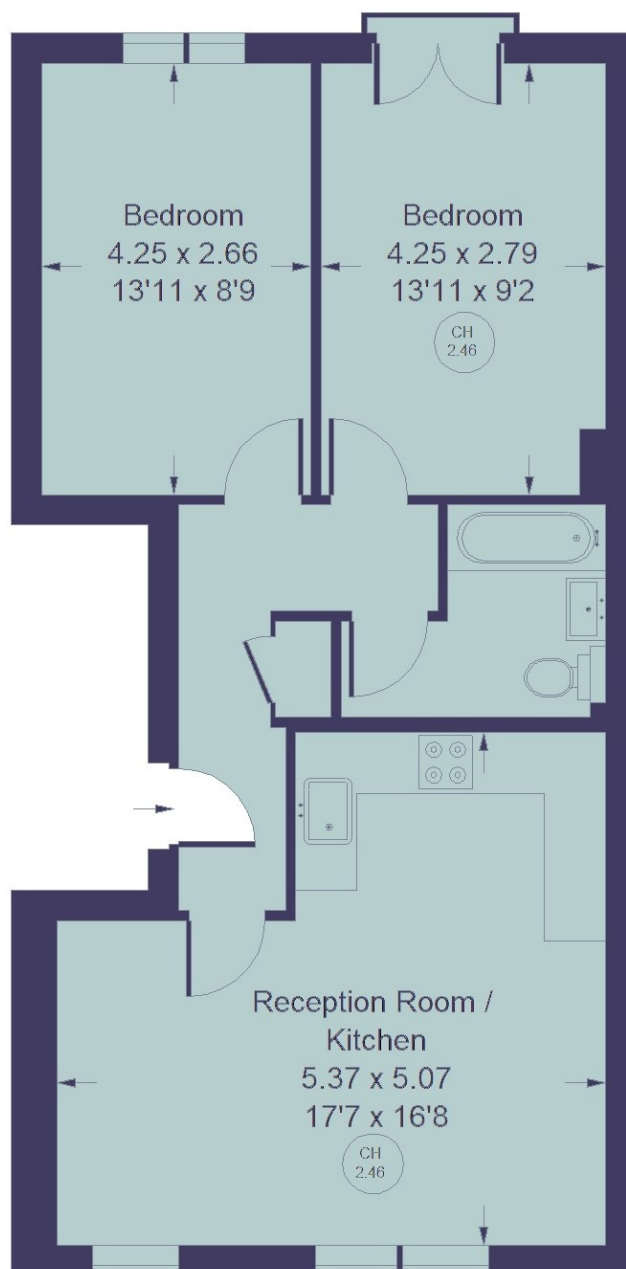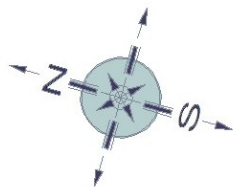Accessibility: **Staircase up two flights of stairs to flat door**

Flood risk: **Available upon request from the agent.**

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Asking price: **£550,000**

Approx. Gross Internal Area: **633 Sq. Ft. (58.8 Sq. M.)**

Tenure: **Share in the freehold**

Bedroom
4.25 x 2.66
13'11 x 8'9

Bedroom
4.25 x 2.79
13'11 x 9'2

CH
2.46

**Reception Room /
Kitchen**
5.37 x 5.07
17'7 x 16'8

CH
2.46

Second Floor

Kerr&co

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Shepherd's Bush
London W12 8EH

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