

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

Kerr&co



Iffley Road, London W6

A beautifully presented Victorian terraced house currently arranged as two self contained flats, providing over 1,700 Sq. Ft. of accommodation. There is current planning permission to convert back to a single residence as well as extend on the lower ground floor—reference 2023/00066/ FUL.

The property consists of a lower ground floor one bedroom flat and a generous three bedroom upper maisonette over three floors. The upper maisonette has a reception and a dining room connected via wooden sliding doors, a separate kitchen leading out to the private garden down a spiral staircase, three double bedrooms, one with en-suite, and a large family bathroom. The house is well placed in the heart of Brackenbury village for ease of access to the large range of local transport links, shopping and leisure activities as well as being in the catchment areas for several outstanding local schools.

Asking Price: £1,695,000 Freehold

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Iffley Road, London W6 0PB

Terraced Victorian home arranged as two flats.

Lower ground floor one bed garden flat.

Three double bedroom upper Maisonette.

Four double bedrooms.

Three bathrooms.

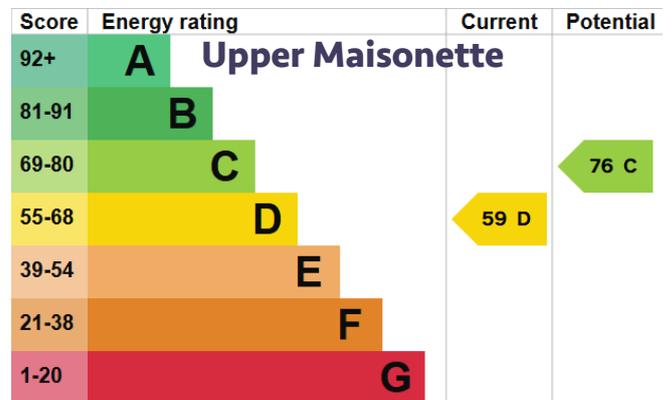
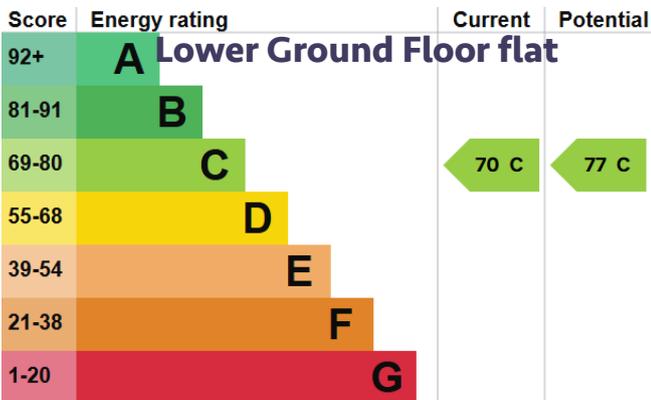
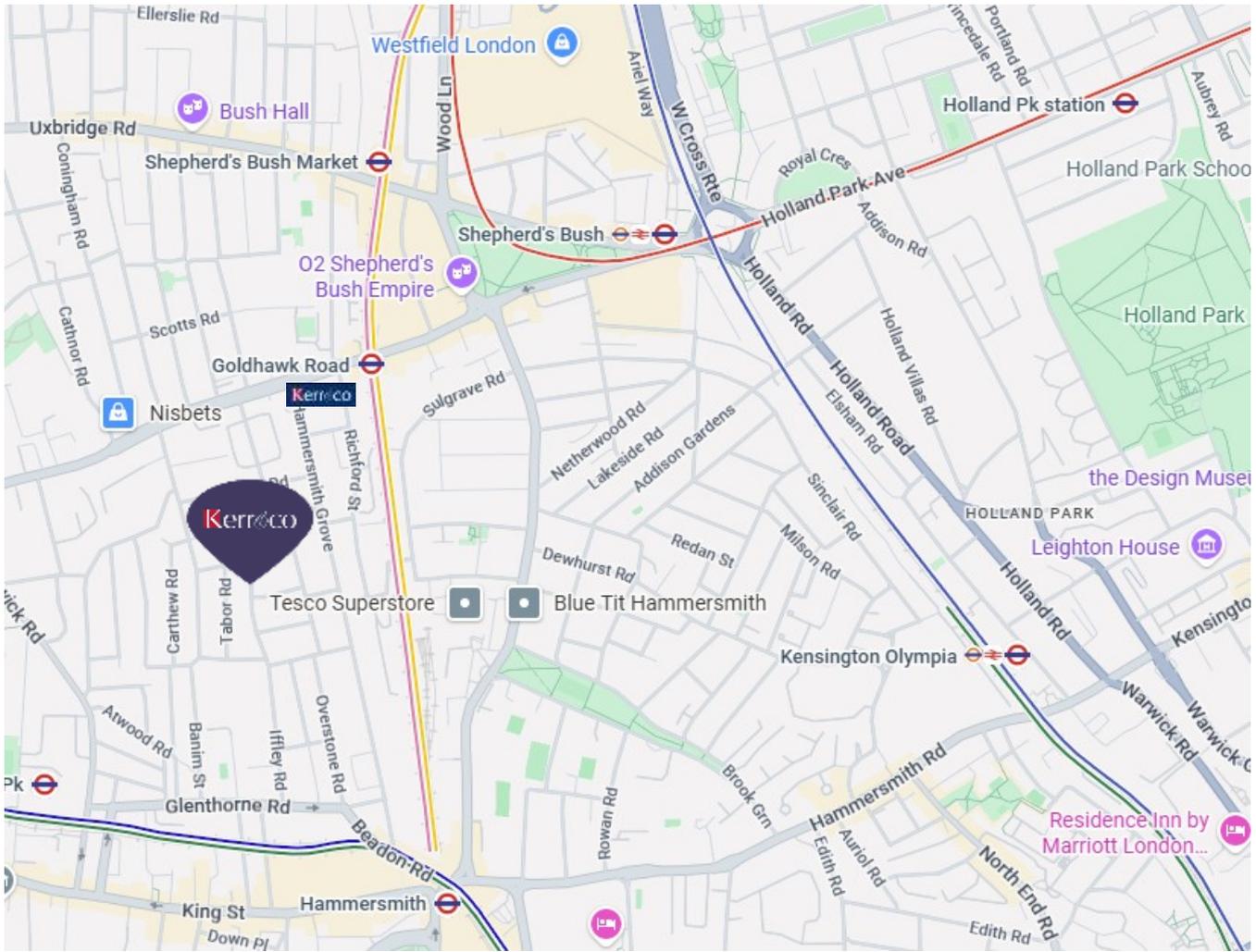
27ft garden.

Reception/dining room with a separate kitchen.

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Located on this highly respected residential street, Iffley Road, in the heart of Brackenbury village, for ease of access to the excellent local transport connections as well as the broad spectrum of local shopping and leisure pursuits.





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.

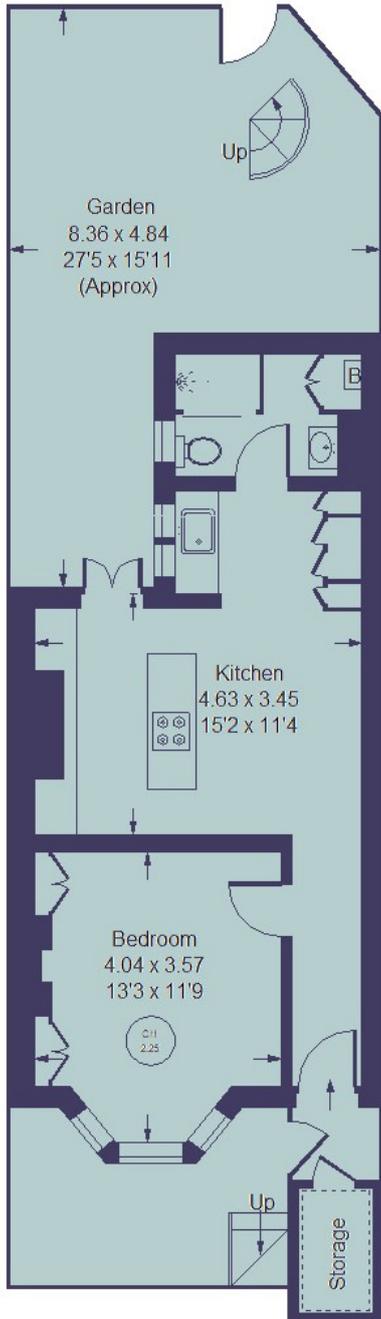
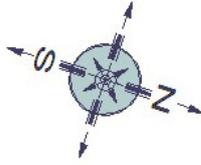
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Lower Ground Floor: Band D (£1,457.42 for current financial year)
Upper Maisonette: Band E (£1,773.95 for current financial year)
- Parking: Eligible for a L.B.H.F. residents parking permit
- Accessibility: Steps to front doors and internal stairs
- 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 on request

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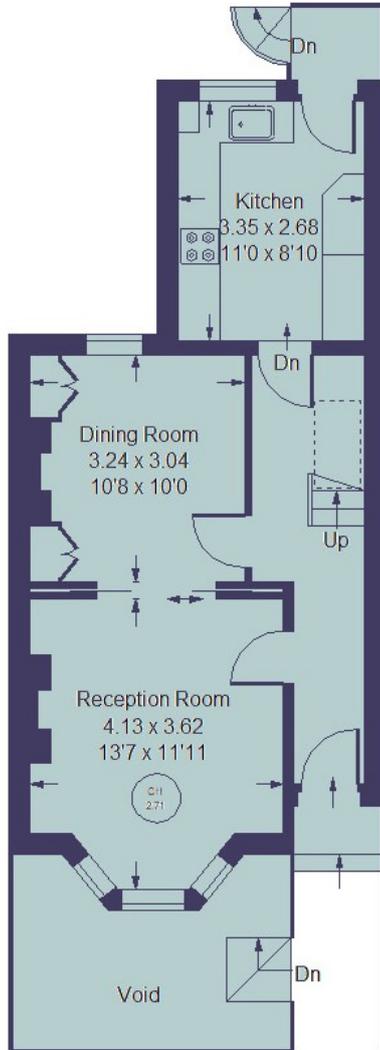
Asking Price: £1,695,000

Victorian terraced house arranged as two flats

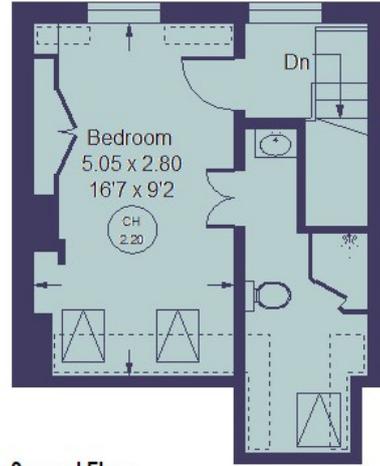
Approximate gross internal floor area: 1,717 Sq. Ft. / 159.5 Sq. M.



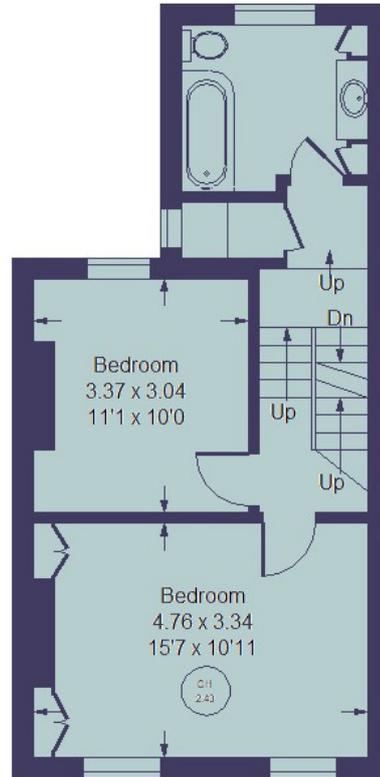
Lower Ground Floor



Raised Ground Floor



Second Floor



First Floor

= Reduced headroom below 1.5 m / 5'0

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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.