

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

Kerr & Co



Wells Road, London W12

A unique investment opportunity for prospective purchasers to acquire 8 self contained flats, comprising of two studio flats, four one bedroom flats and two, two bedroom flats. The two Victorian buildings, together, providing a gross internal area in excess of 4,000 Sq. Ft. arranged over four floors.

The property is offered to the market in vacant position and chain free, with significant scope to improve, reconfigure and extend further, subject to the usual planning permissions and consents. Subject to improvements to the current layout the properties could achieve an annual rent of circa £170,000 per annum (7.23% yield) making it an ideal investment opportunity for those looking to add value through refurbishment and redevelopment. The properties are ideally positioned for renters, being within walking distance from Goldhawk Road and Shepherd's Bush stations (Hammersmith & City, Circle, Central and Mildmay lines) as well as being in easy reach to the extensive shopping and leisure amenities of Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club.

Asking Price: £2,350,000 Freehold

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Wells Road, London W12 8DA

Two four storey Victorian houses, arranged as eight self contained flats.

Ideal for investors.

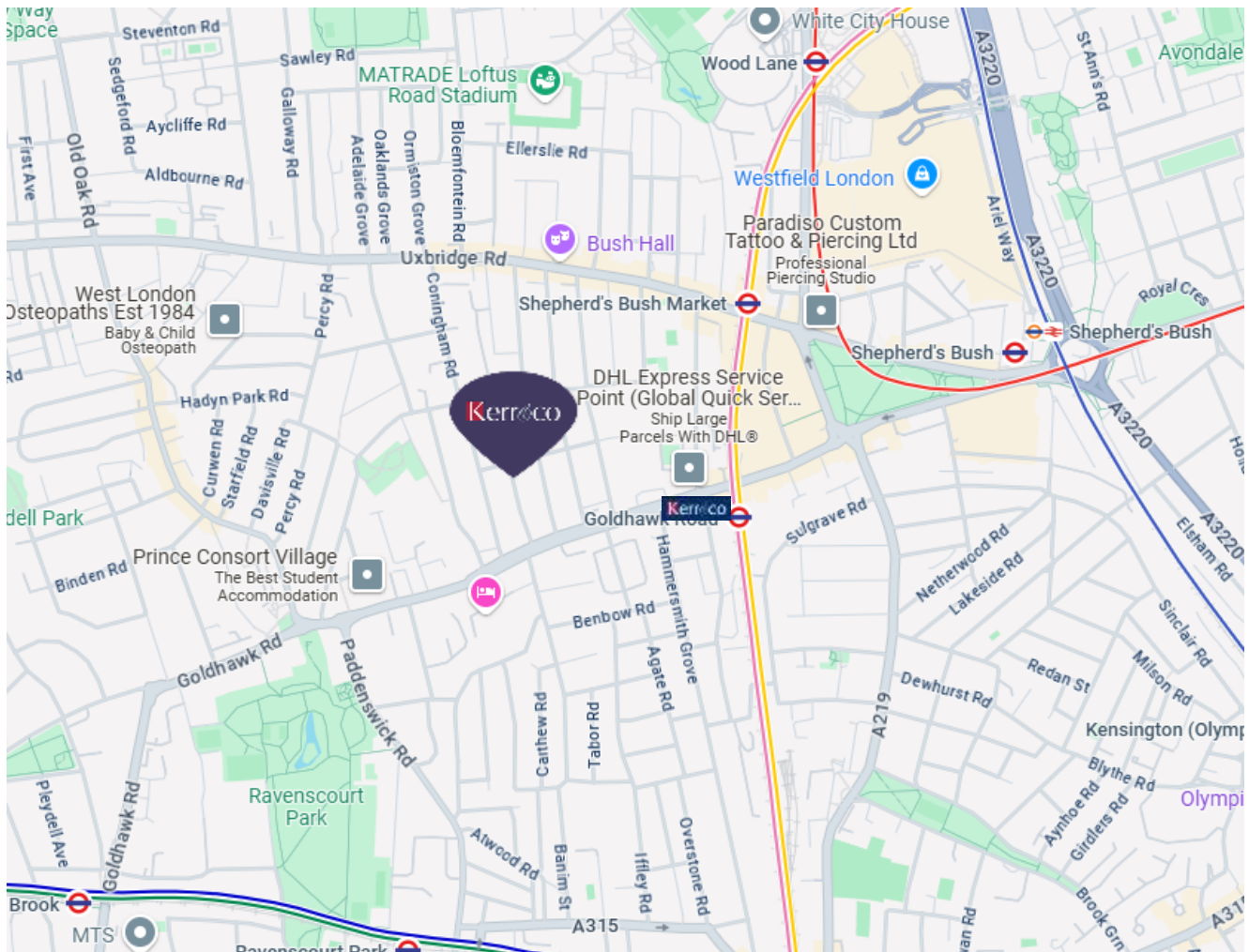
Potential to improve and extend.

Two private terrace's.

Well located on this highly respected residential street for ease of access to the excellent local transport connections as well as the broad spectrum of local shopping and leisure pursuits.

Numerous original Victorian features and bespoke finishes throughout.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

All eight flats have their own EPC, the other 6 flats have a current rating between the two ratings shown above, in total there are three flats rated D and five flats rated C (all EPC's can be provided upon request and/or found on gov.uk)

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:

Band B for both top floor flats in both buildings (£1,181.84 for current financial year)
Band C for all other flats in both buildings (1,350.68 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

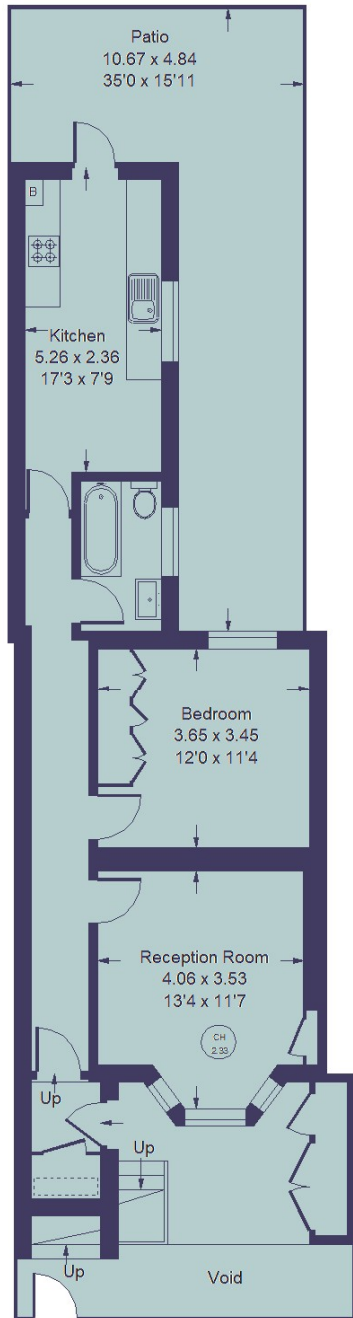
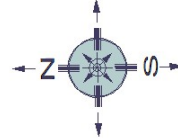
Flood risk:

Available on request

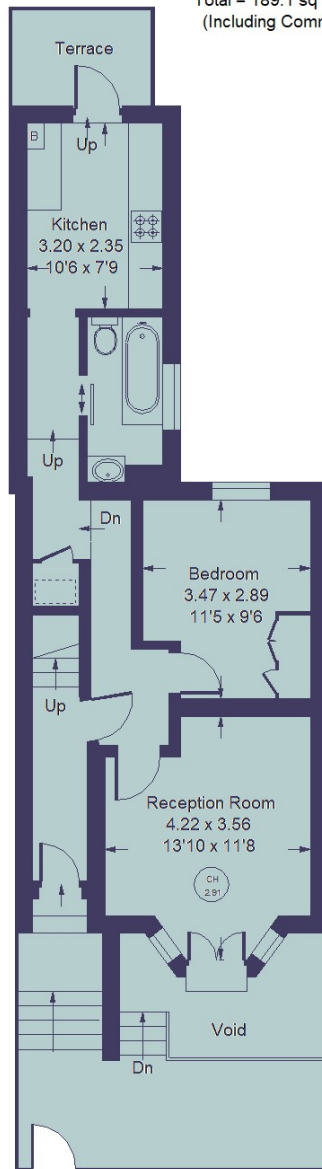
Approximate gross internal floor area: **2,035 Sq. Ft./ 189.1 Sq. M.** (including communal areas)

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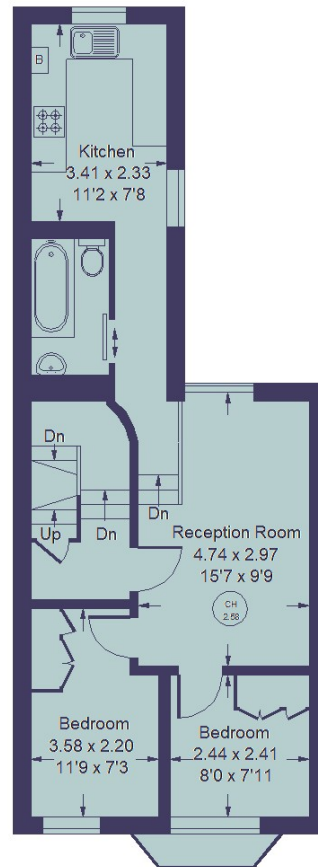
Approx. Gross Internal Area
 Lower Ground Floor = 57.5 sq m / 619 sq ft
 Raised Ground Floor = 45.4 sq m / 489 sq ft
 First Floor = 42.4 sq m / 456 sq ft
 Second Floor = 31.3 sq m / 337 sq ft
 Total = 189.1 sq m / 2035 sq ft
 (Including Communal Areas)



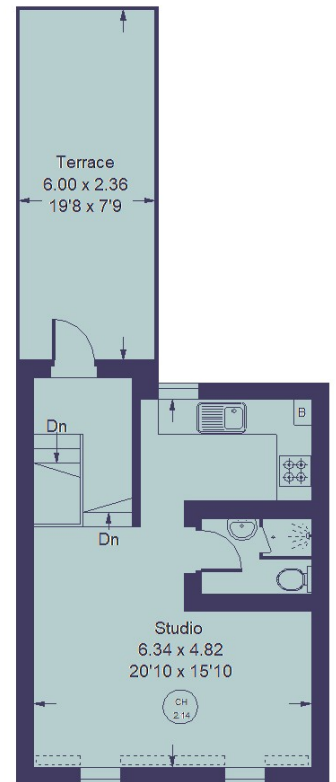
Lower Ground Floor



Raised Ground Floor



First Floor



Second 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/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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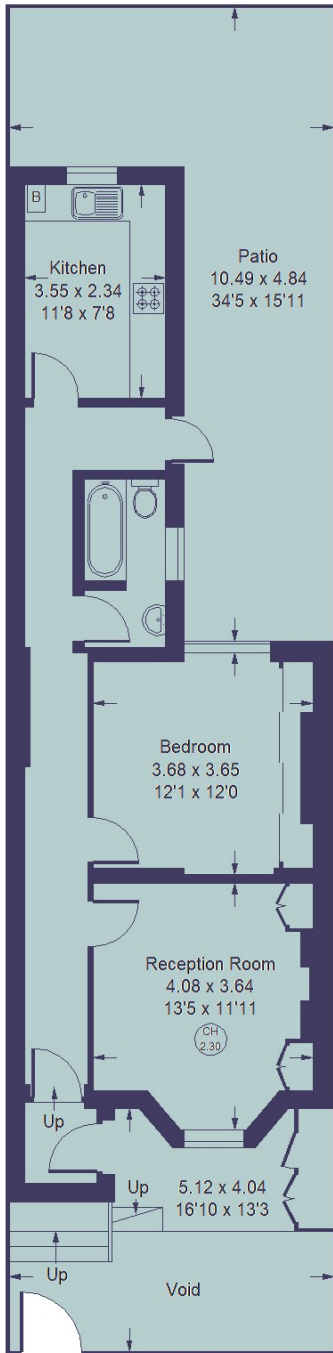
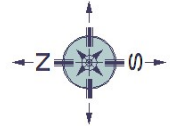
Asking Price: **£2,350,000**

Two Victorian freehold terraced houses converted into eight flats

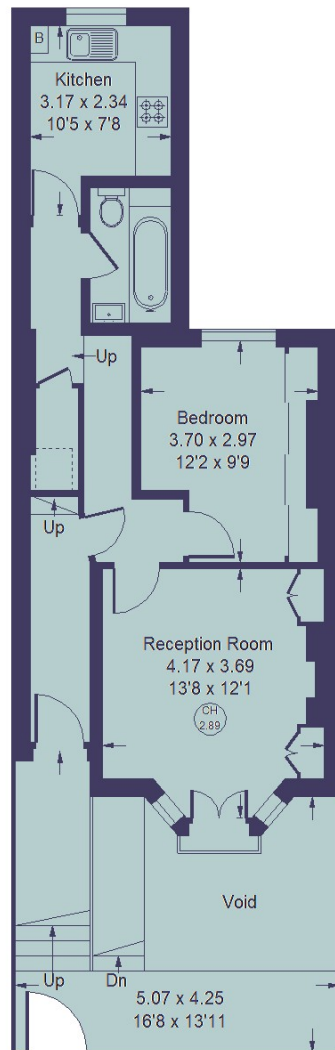
Approximate gross internal floor area: **1,984 Sq. Ft./ 184.3 Sq. M.** (including communal areas)

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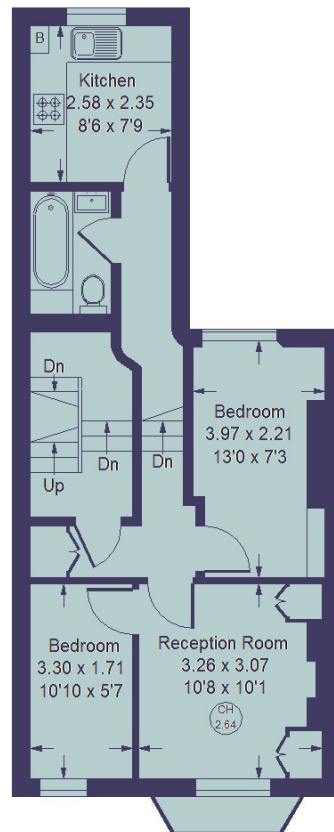
Approx Gross Internal Area
Lower Ground Floor = 56.2 sq m / 605 sq ft
Ground Floor = 43.8 sq m / 471 sq ft
First Floor = 41.7 sq m / 449 sq ft
Second Floor = 28.3 sq m / 305 sq ft
Total = 184.3 sq m / 1984 sq ft
(Including Communal Areas)



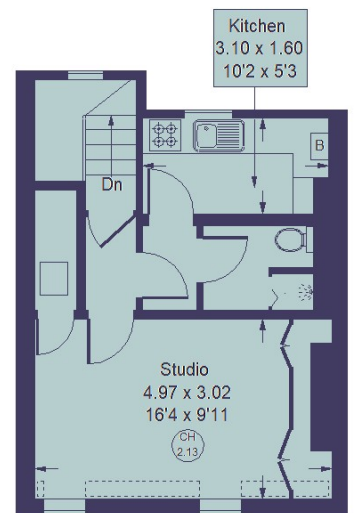
Lower Ground Floor



Ground Floor



First Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0

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