



Gransden Road, Wendell Park W12

A generous two bedroom flat providing just shy of 750 sq ft of accommodation, set on the ground floor of this Victorian conversion, benefitting from two double bedrooms and a private 40 ft West facing garden, backing onto Wendell Park.

This well-presented flat offers a modern open-plan reception room with an integrated kitchen, two double bedrooms, and a large bathroom. Benefiting from a private 28 ft West-facing garden, generous storage within the flat and in the cellar, a private patio accessible through one of the bedrooms and high ceilings throughout. Situated in a sought-after cul-de-sac in Wendell Park, the property benefits from excellent transport links, being within walking distance from Goldhawk Road and Stamford Brook stations (Hammersmith & City, Circle and District lines), as well as being in easy reach to both Ravenscourt and Wendell Parks and the extensive shopping and leisure amenities of Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club.

Asking Price: £750,000 Long leasehold plus entire Freehold

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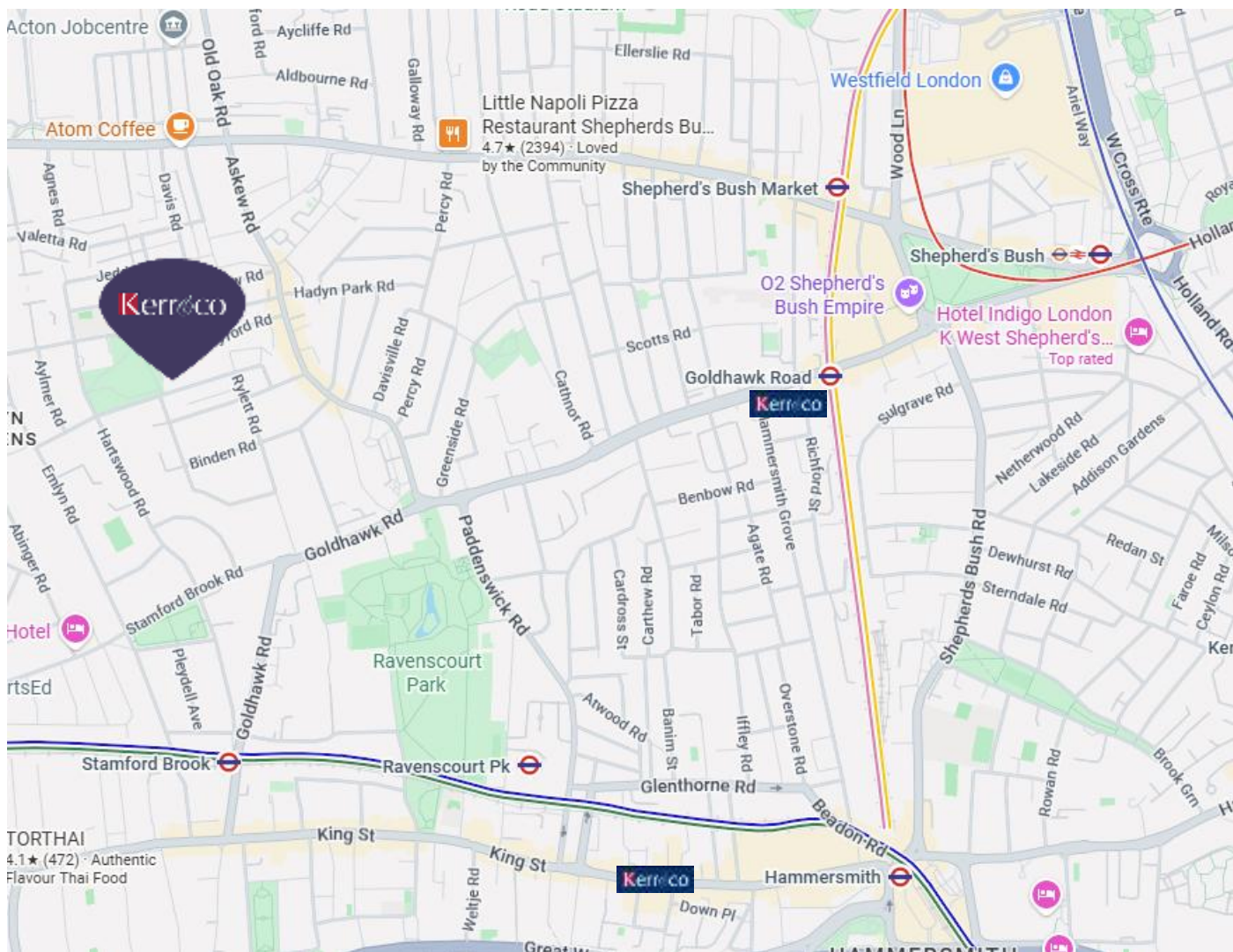
www.kerrandco.com



Gransden Road, London W12 9SA

Two double bedroom Victorian converted garden flat.
 Reception room with open plan integrated kitchen.
 West facing 40 ft private garden
 Spacious Bathroom.
 Well located for ease of access to Goldhawk Road,
 and Stamford Brook underground stations (Circle,
 Hammersmith & City and District lines).
 Cul-de-sac.
 Close to Parks.
 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	77 C

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:

Long leasehold Inc the entire freehold, first floor flat held on a 57 year lease.

Service Charge and Ground Rent:

Share of outgoings and £0

Service charge covers

Building insurance and communal repairs, maintenance and electricity

Local Authority:

London Borough of Hammersmith & Fulham

Council Tax:

Band D (£1,519.51 for current financial year)

Parking:

Eligible for a L.B.H.F. residents parking permit

Accessibility:

Level access throughout, except one step down into the kitchen.

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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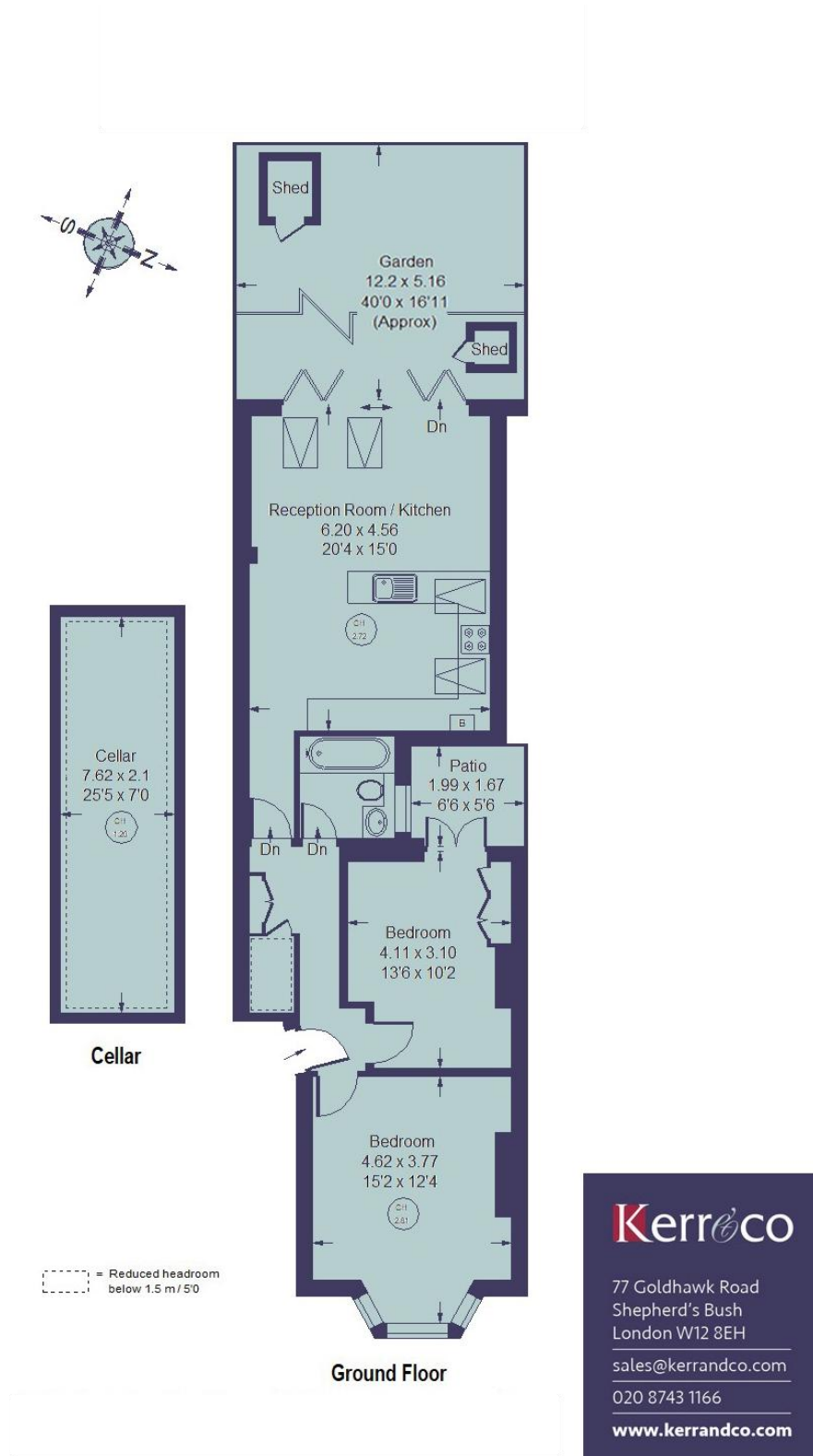
Two bedroom Victorian conversion garden flat

Approximate gross internal floor area:

746 Sq. Ft. / 69.3 Sq. M.

Internal floor area including cellar:

918 Sq. Ft. / 85.3 Sq. M.



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.