

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

**Kerr**&co



## **Clematis Cottages, Clematis Street, London W12**

**A generous one bedroom bungalow with an additional loft room providing 1,283 sq ft of accommodation, arranged over two floors creating a chalet bungalow.**

The chalet bungalow offers a reception room, a separate kitchen connecting to a conservatory, a large 30 ft rear garden and spacious front garden, one double bedroom, a loft room which could be utilised as a study or bedroom, a large bathroom and a cloakroom on the first floor. The house further benefits from being in a low rise area allowing for plenty of natural light and generous storage both within the property and in the external storage unit. The bungalow is well located in the increasingly popular flower estate area in Shepherd's Bush, with easy access to East Acton and White City stations (central line), as well as in close proximity to the well renowned Westfield shopping complex.

**Asking Price: £500,000 Freehold**

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[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 4332  
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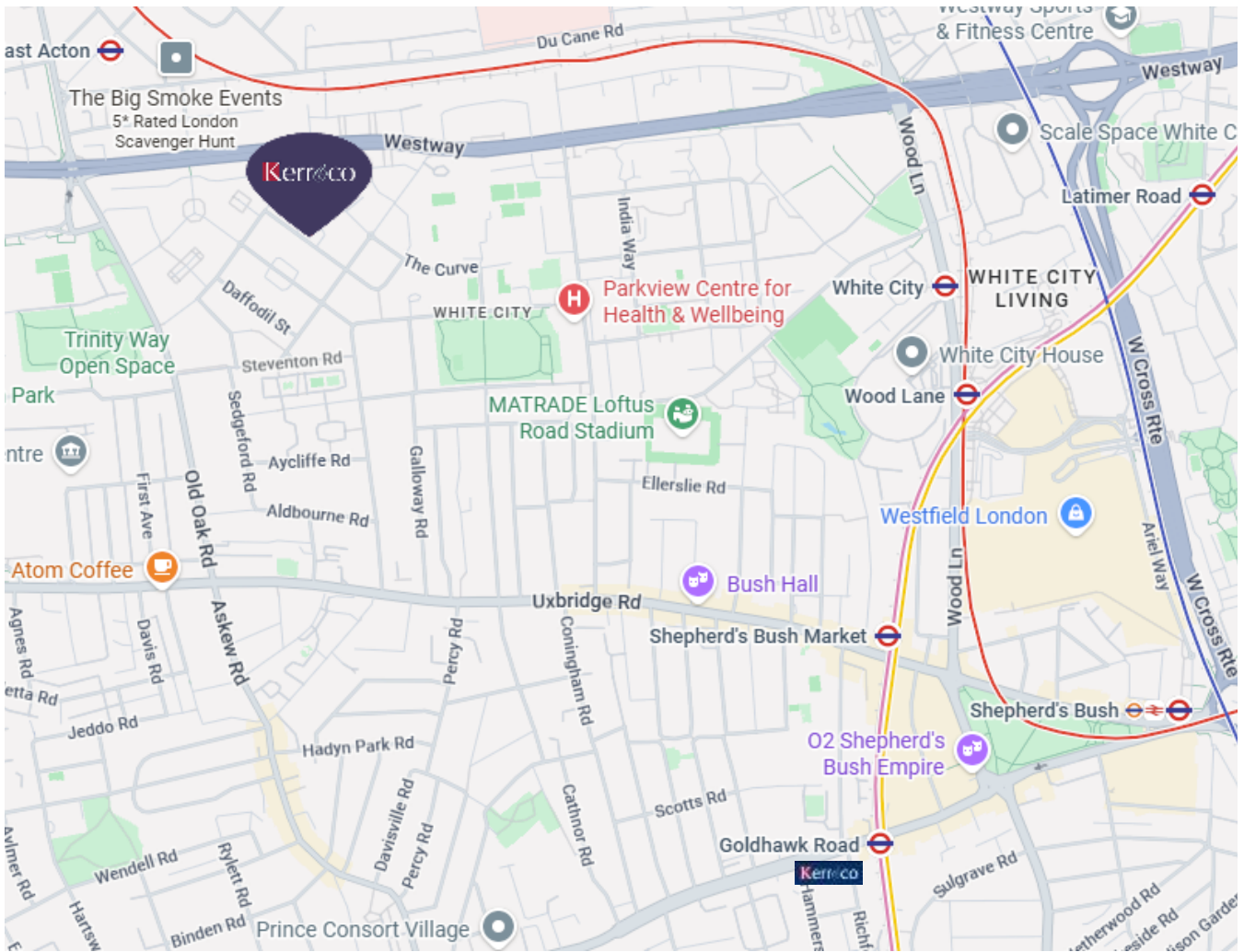




## **Clematis Cottages, London W12 0QQ**

Sizeable chalet bungalow.  
One double bedroom with an additional loft room.  
W/C on the first floor.  
Large bathroom.  
Reception room.  
Kitchen leading out to conservatory.  
Large private rear garden.  
Spacious front garden.  
Well located in the flower estate for ease of access to  
East Acton station (central line)  
In close proximity to the well renowned Westfield  
Shopping complex.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	41 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.

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:	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

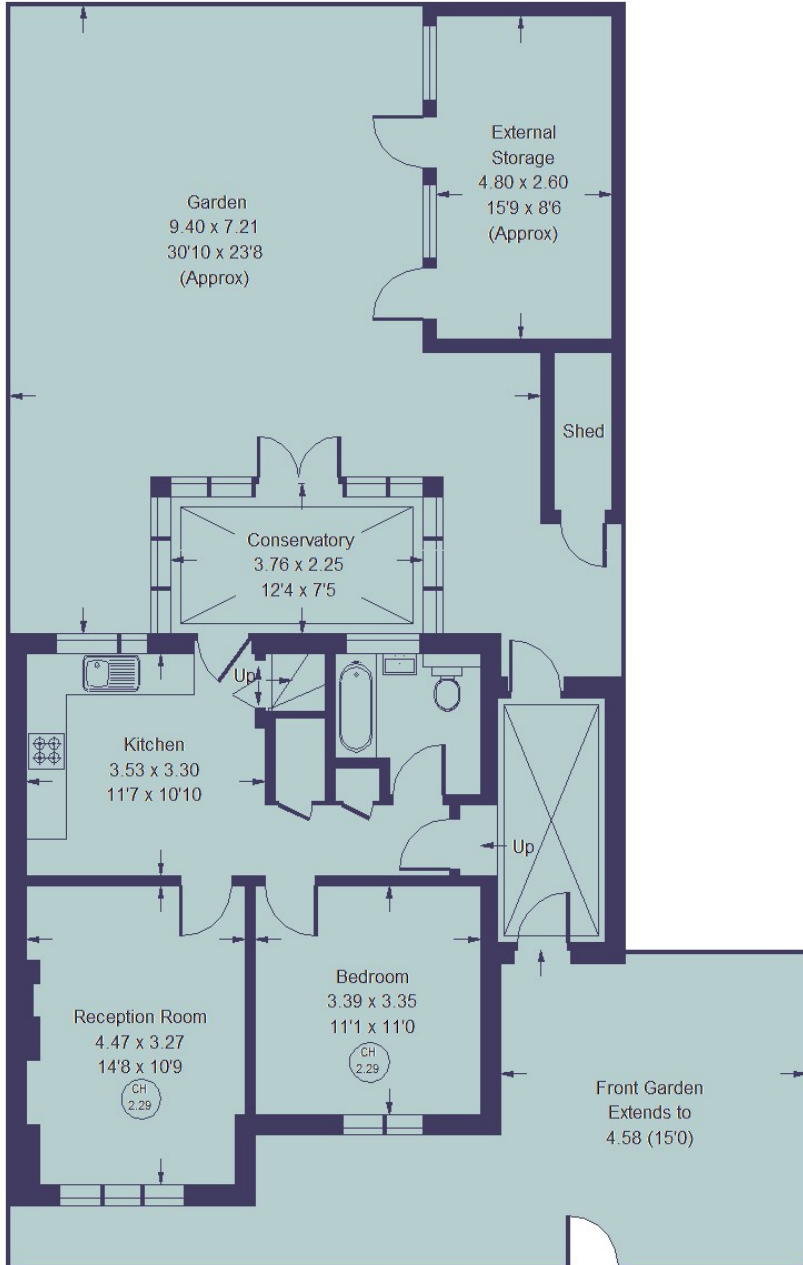
# Clematis Cottage s, Clematis Street W12 0QQ

Asking Price: **£500,000**

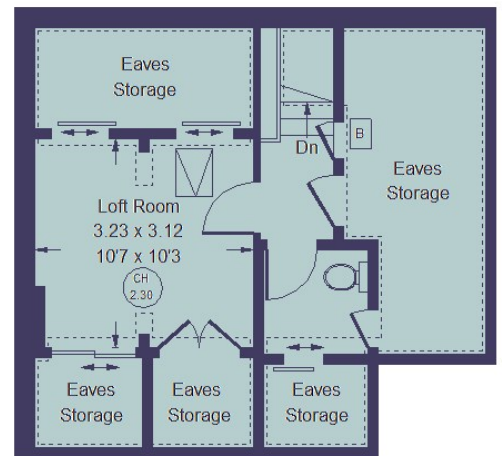
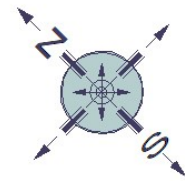
One bedroom chalet bungalow

Approximate gross internal floor area: **906 Sq. Ft. / 84.2 Sq. M.**

(including eaves/external storage and shed: **1,283 Sq. Ft. / 119.2 Sq. M.**)



**Ground Floor**



**First Floor**

--- = Reduced headroom below 1.5 m / 5'0

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.