

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

**Kerr**&co



## Roxwell Road, London W12

**This well-presented, bright and spacious maisonette offers a characterful reception room, a separate kitchen/dining area, two double bedrooms and two bathrooms, along with excellent storage and a private south-facing roof terrace.**

Situated on the desirable Roxwell Road in Askew Village, the property enjoys a peaceful residential setting while benefiting from excellent transport connections. Shepherd's Bush Market, Shepherd's Bush, White City, Ravenscourt Park and Stamford Brook stations (Hammersmith & City, Circle, Central, District and Mildmay lines) are all within easy reach, as are the many shops, cafés and amenities along Askew Road, in addition to the extensive retail and leisure facilities at Westfield London.

**Asking Price: £745,000 Leasehold**

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## **Roxwell Road, London W12 9QE**

Large two bedroom maisonette

Reception room with a separate kitchen.

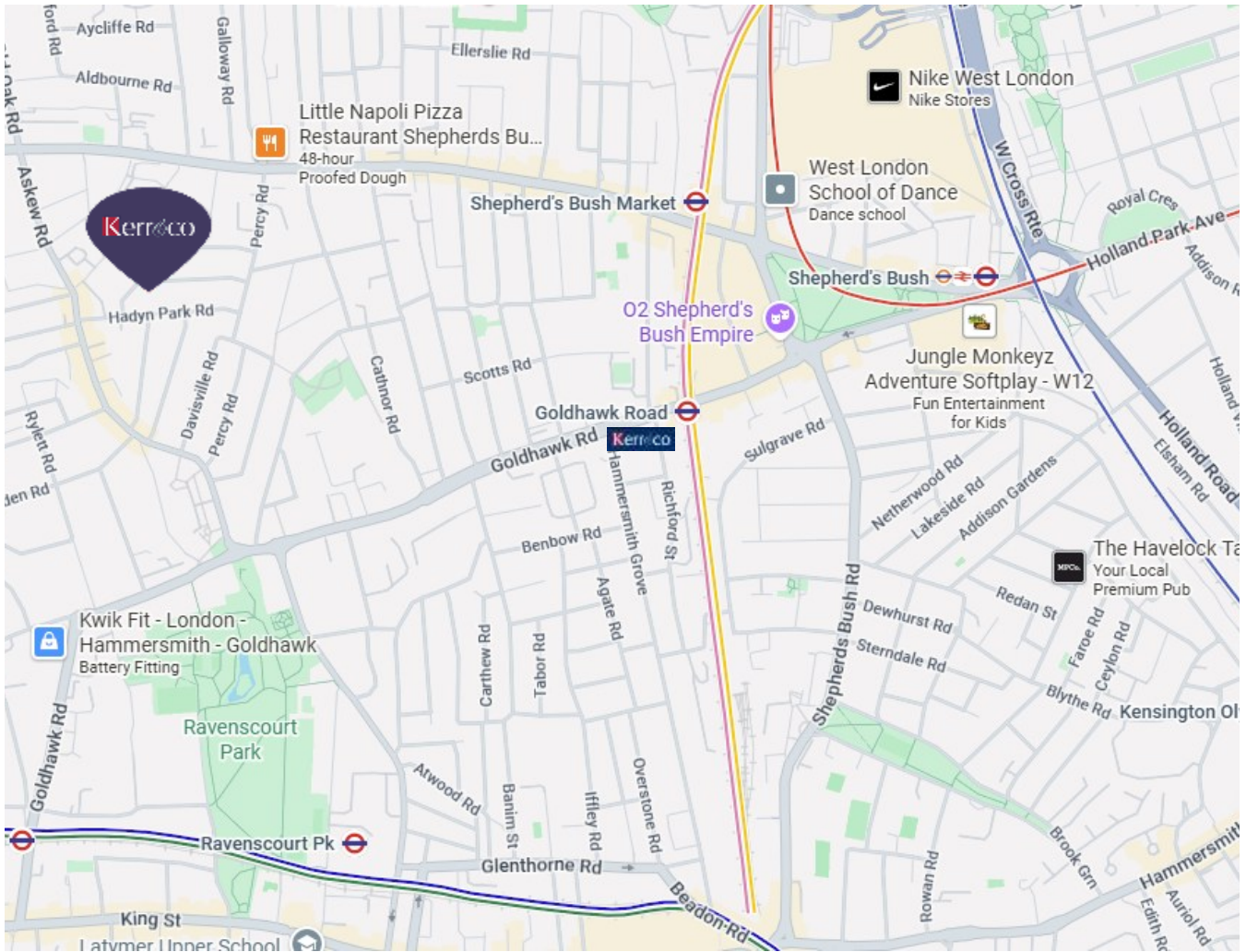
South facing private roof terrace.

Two spacious bathrooms.

Generous storage.

Well located for ease of access to Shepherd's Bush Market, Shepherd's Bush, Ravenscourt Park and Stamford Brook underground stations (Central, Circle, Hammersmith & City, District and Mildmay lines).

Short walk from shopping amenities along the Askew Road and in the well renowned Westfield shopping complex.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 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.

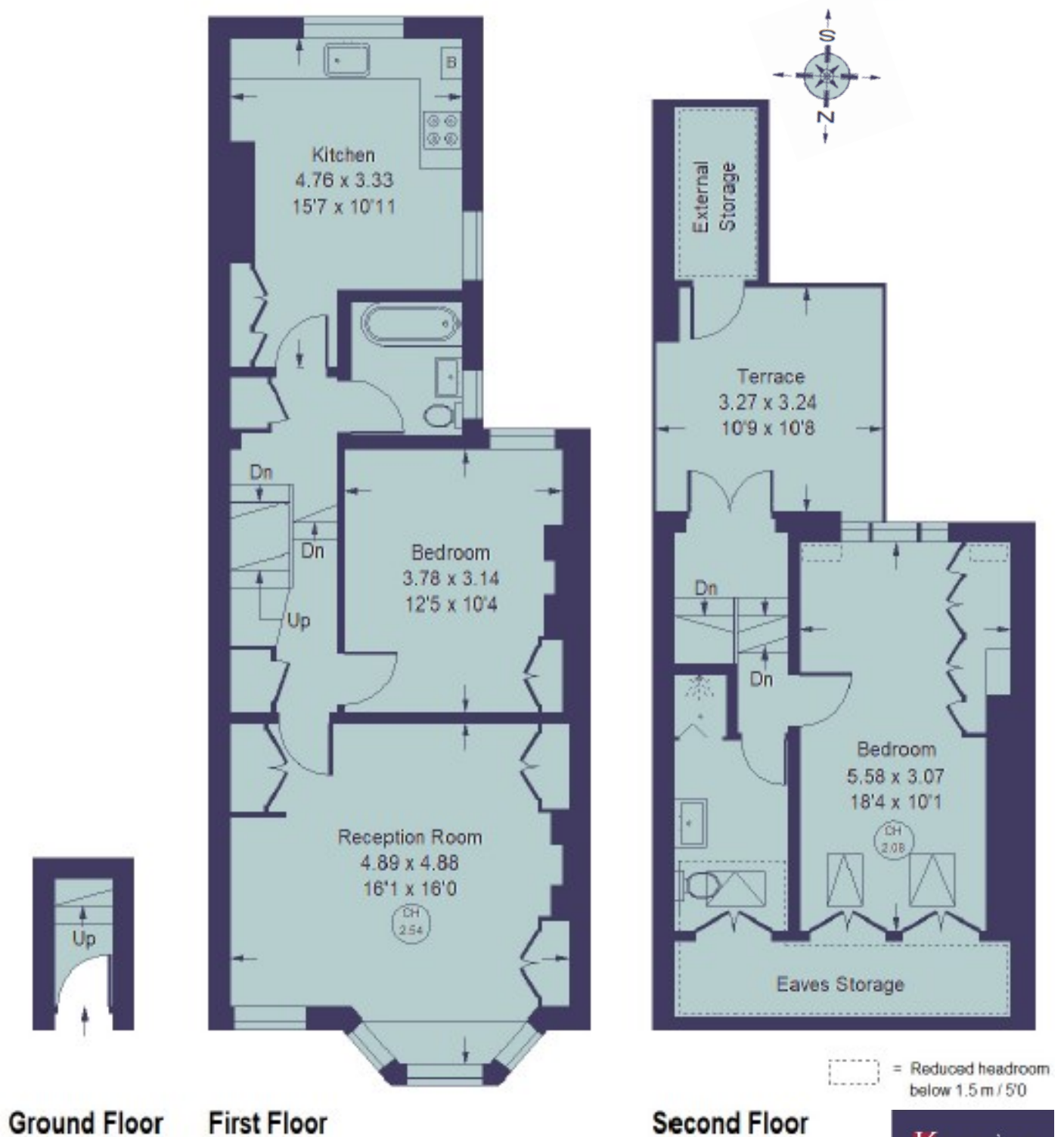
- Tenure: Leasehold of 999 years from 25th March 1979 (952 years remaining)
- Service Charge and Ground Rent: No service charge and zero ground rent
- Service charge covers: Building insurance, communal electricity, and repairs and maintenance.
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band D (£1,451.42 for current financial year 24/25)
- Parking: Eligible for a L.B.H.F. residents parking permit
- Accessibility: Level access to flat door 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: Ask agent

**Roxwell Road, London W12 9QE**

Asking Price: **£745,000**

Two bedroom Victorian conversion maisonette

Approximate gross internal floor area: **1,050 Sq. Ft. / 97.6 Sq. M.**  
(including eaves and external storage)



**Ground Floor**

**First Floor**

**Second Floor**

**Kerrco**

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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.