

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

**Kerr & Co**



## Ormiston Grove, London W12

**A split level apartment over the upper floors of this converted Victorian house. The flat offers in excess of 1,130 square feet (105 Sq. M.) and provides a reception room with feature fire place and original cornice and sash bay windows, a separate kitchen , three double and one single bedroom a family bathroom and a separate cloakroom. There is scope subject to the usual consents to extend in to the loft space not currently demised.**

The flat is well presented throughout and offers modern living with in easy reach of the transport connections on Wood Lane (Hammersmith& City, Central and Circle underground lines) as well as the shopping and leisure facilities at Westfield London including John Lewis, SoHo house private members club and Proud Marys café on Oaklands Grove.

**Offers in excess of: £780,000 Leasehold**

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## Ormiston Grove, London W12 7FG

Split level duplex apartment over the upper floors of this converted Victorian house.

Light and spacious reception room with feature fireplace and sash bay windows.

Separate kitchen / breakfast room.

Three double bedrooms.

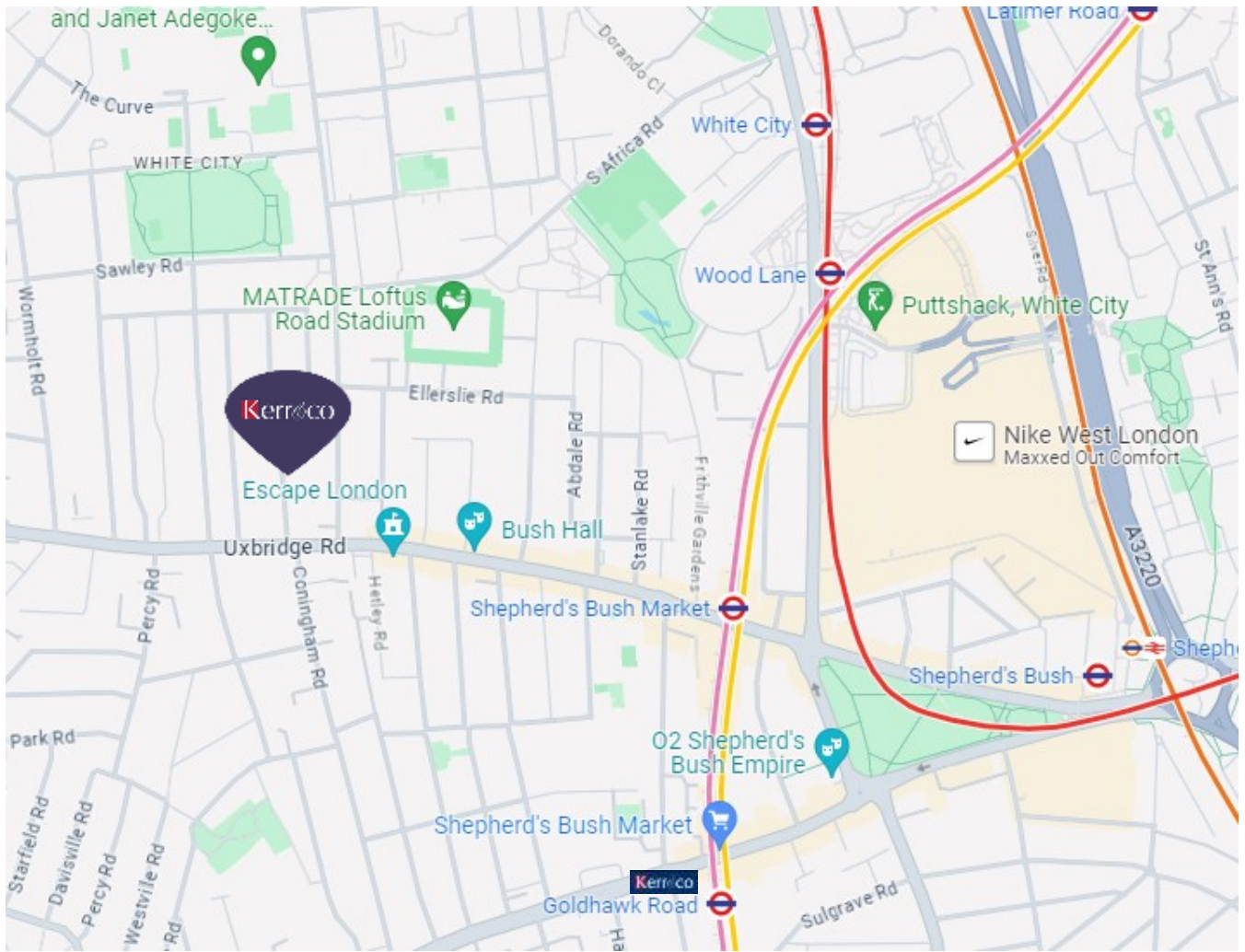
Family bathroom.

Further single bedroom / home office.

Possibility to extend in to the loft space subject to the usual consents—loft space not currently demised.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 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.

#### Tenure and other pertinent information

Leasehold with a lease of 189 years from 25/12/1986

Ground rent: Peppercorn if demanded

Service charge: £ TBC

Service charge covers: maintenance, communal electricity, repairs, buildings insurance.

Parking: Eligible for a LBHF residents parking permit

Council Tax: Band F (£2,096.49 for current financial year)

Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).

Heating: Gas central heating via radiators

Accessibility: Stairs to first floor and internal stairs.

Flood risk: Surface water: Rivers and Sea:

**Ormiston Grove, London W12 0JR**

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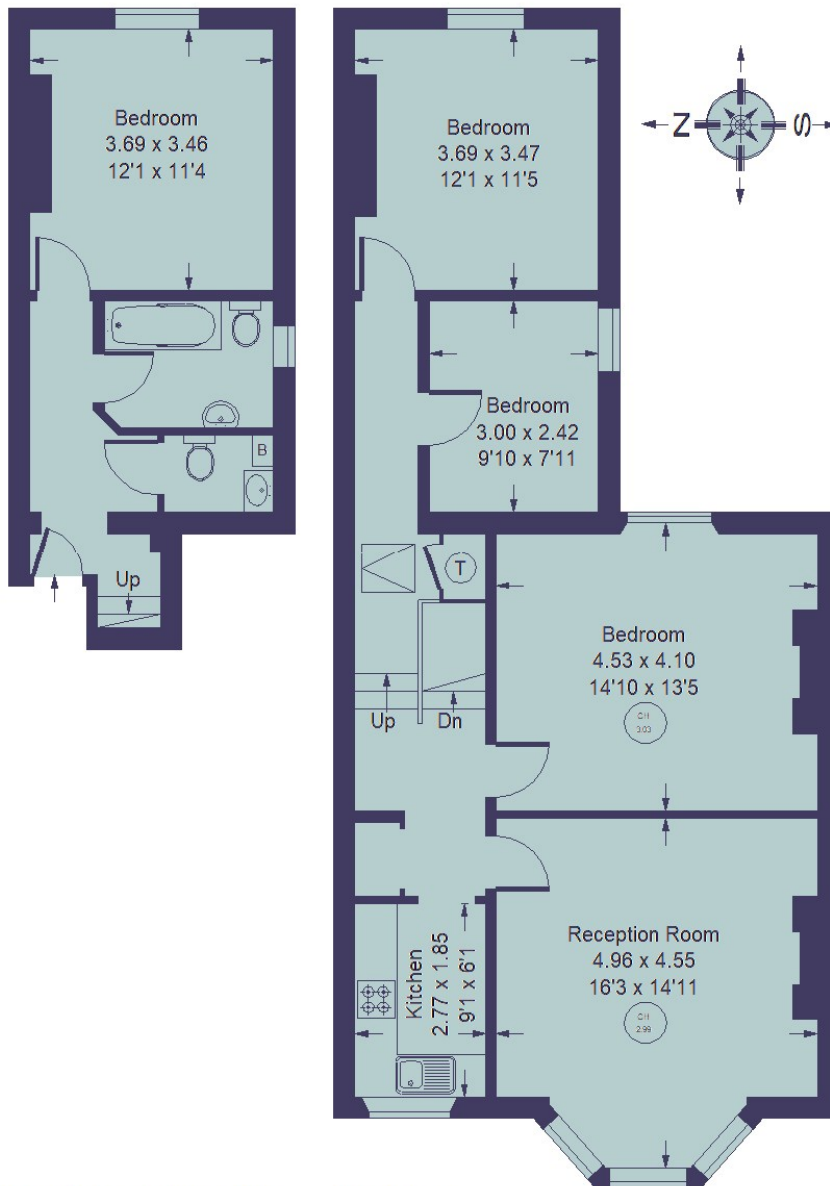
Split level Victorian conversion flat

Approximate gross internal floor area: **1,131 Sq. Ft./ 105.1 Sq. M.**

**Ormiston Grove, W12**

Approx. Gross Internal Area

105.1 sq m / 1131 sq ft



**First Floor Half Landing**

**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

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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.