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

Kerr&co

Earls Terrace, London W8

A generous two bedroom garden maisonette, providing 1,411 sq ft of accommodation, set on the garden floor of this Victorian conversion, benefitting from it's own private entrance, an exceptional 88 ft private South facing garden, and access to a private garden square.

This well-presented, spacious flat offers a modern open-plan reception room with an integrated kitchen, leading out onto the impressive 88 ft south facing garden, two bedrooms, and two bathrooms. Benefiting from a South-facing garden, generous storage, and a private entrance. Situated in a sought-after residential street close to Holland Park, the property benefits from excellent transport links, being within walking distance from High Street Kensington, Holland Park, Earls Court and Kensington Olympia stations (Central, Circle, District, Piccadilly and Mildmay lines), as well as being well placed for the ease of access to a number of shopping and leisure pursuits.

Asking Price: £1,700,000 Long Leasehold

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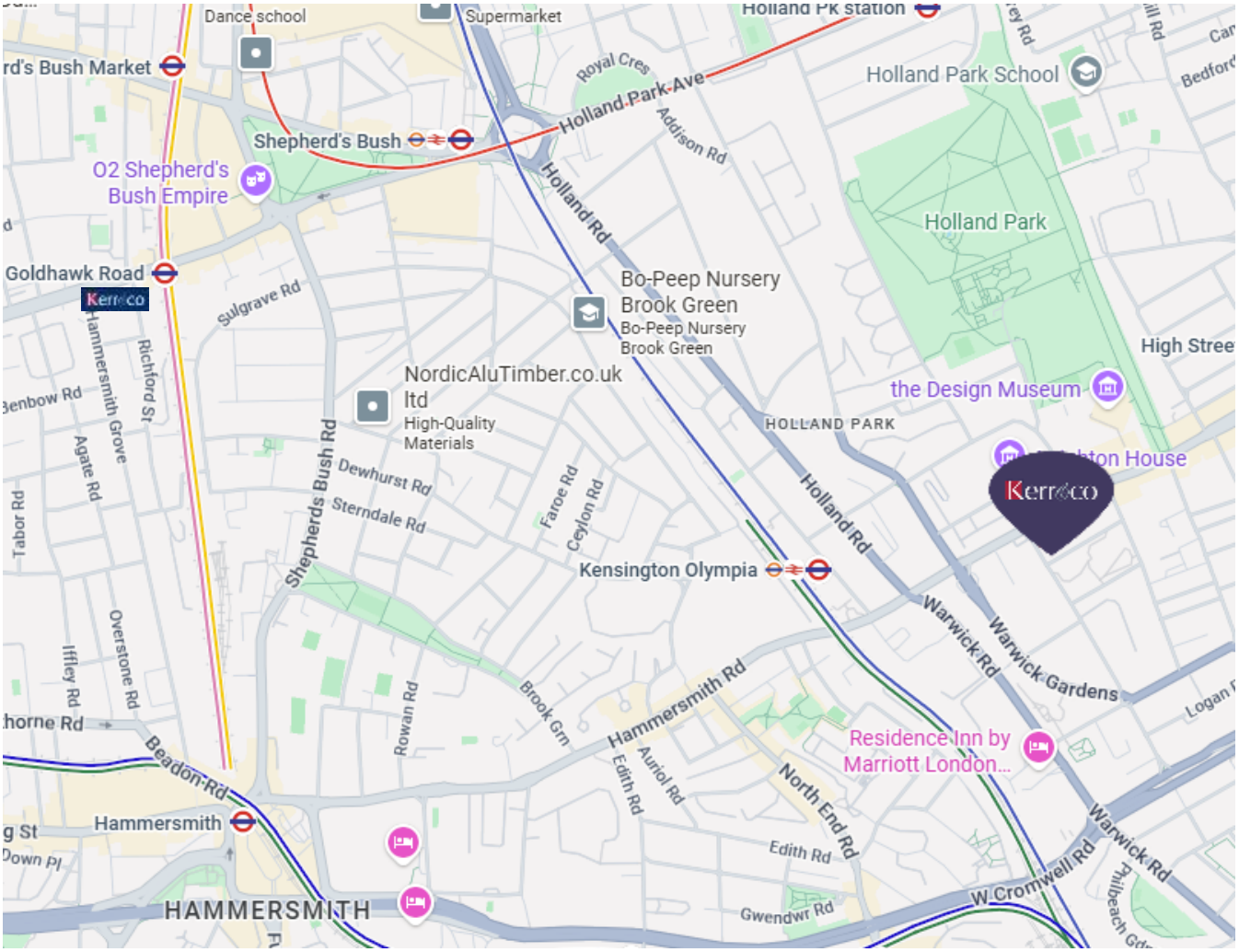
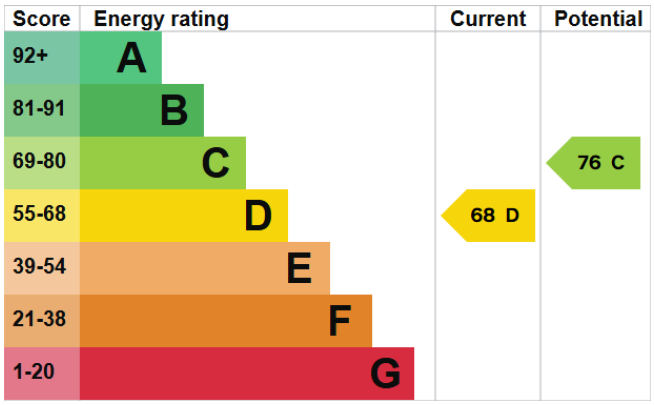
NAEA National Association of Estate Agents
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK
ARLA

Earls Terrace, London W8 6LP

Spacious two bedroom garden flat
Reception room with open plan modern integrated kitchen.
Sunny south facing 88 ft private garden
Two bathrooms.
Well located for ease of access to High Street Kensington, Holland Park, Earls Court and Kensington Olympia stations (Central, Circle, District, Piccadilly and Mildmay lines).
Well placed for the ease of access to a number of shopping and leisure pursuits .





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.

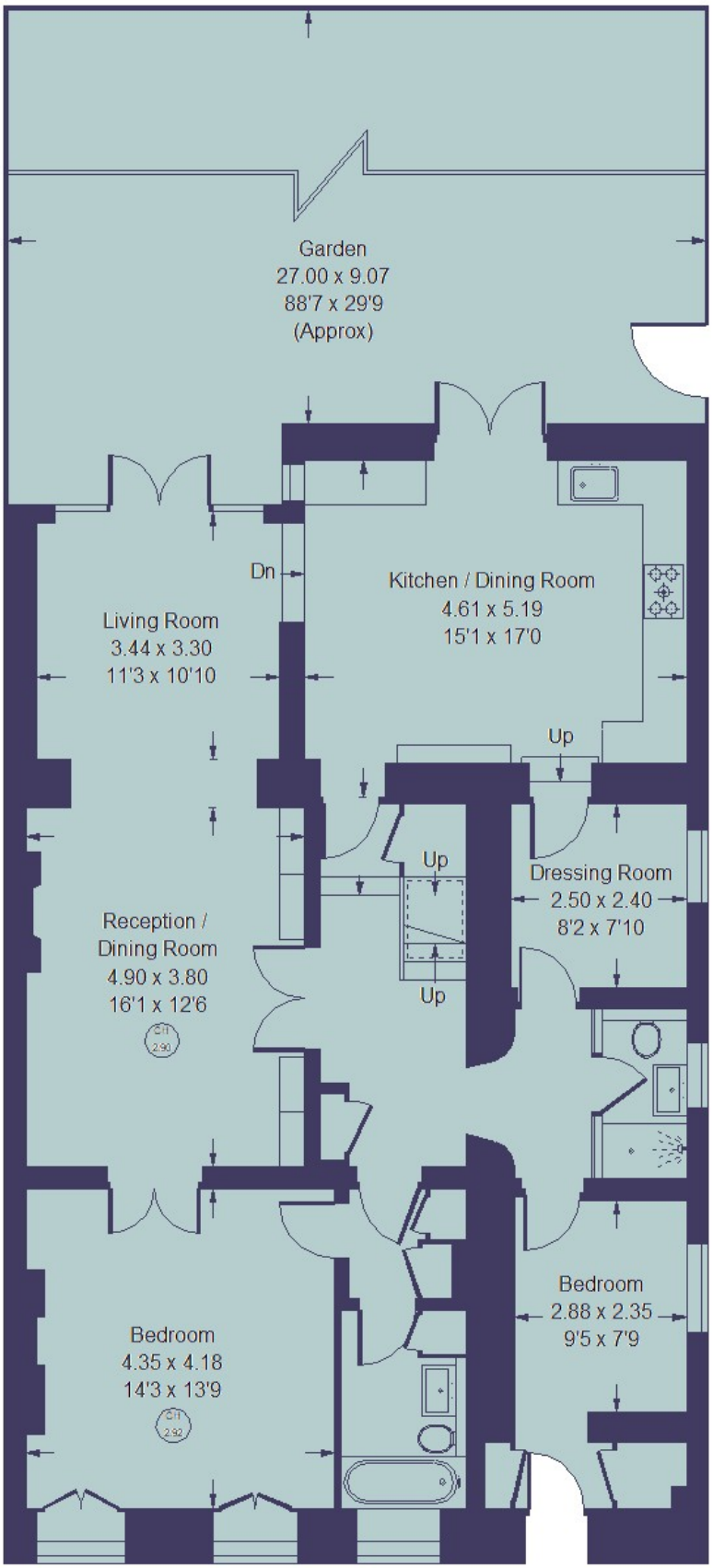
Tenure:	Long Leasehold with an underlying lease of 999 years from 15/04/2005 (978 remaining)
Service Charge and Ground Rent:	Paid on an ad hoc basis (last annual amount paid: £4,000) and peppercorn
Service charge covers	Building insurance and communal repairs and maintenance
Local Authority:	Royal Borough of Kensington and Chelsea
Council Tax:	Band G (£2,739.06 for current financial year 26/27)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps up to flat door and stairs down to flat or level access throughout via rear garden entrance.
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:	Surface water: Very low risk less than 0.1% chance per annum Rivers and Sea: Very Low Risk less than 0.1% chance per annum

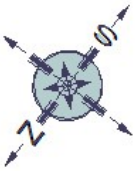
Earls Terrace W8 6LP

Asking Price: **£1,700,000**

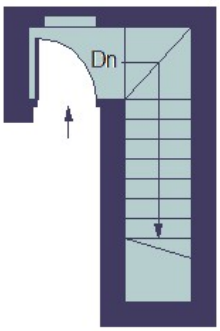
Large two bedroom Victorian conversion garden flat

Approximate gross internal floor area: **1,411 Sq. Ft./ 131.1 Sq. M.**





= Reduced headroom below 1.5 m / 5'0



Lower Ground Floor

Raised Ground Floor

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 or 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.