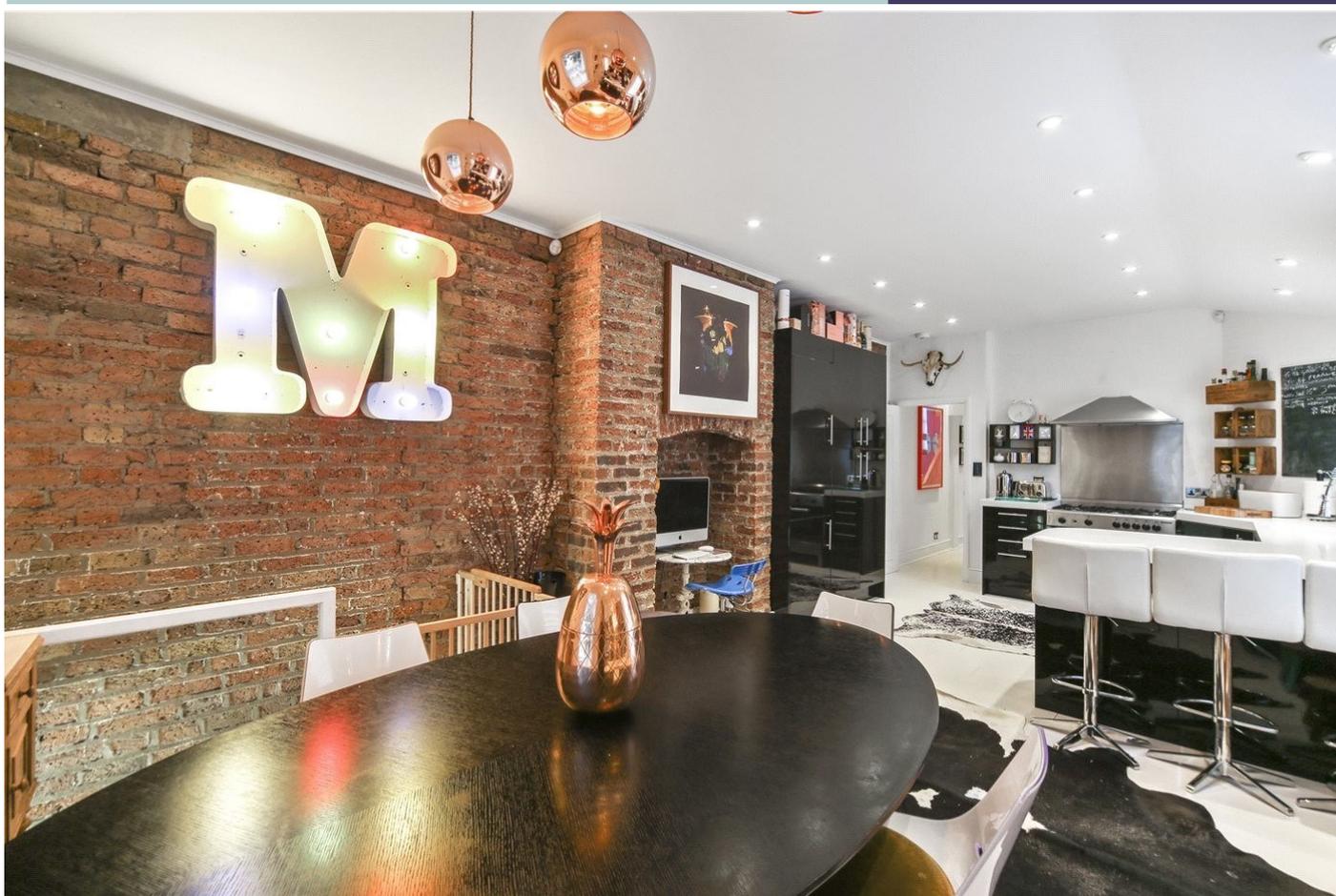


77 Goldhawk Road, Shepherd's Bush, London W12 8EH

Kerr&co



Dunraven Road, London W12

A spacious and beautifully presented five-bedroom Edwardian maisonette with roof terrace, arranged over two upper floors and offering approx. 1,435 sq. ft. of light-filled accommodation.

This thoughtfully extended property combines generous proportions with a stylish, contemporary finish. The well-designed layout features a large open-plan kitchen/dining/living area with steps down to garden, a modern bathroom, and a private roof terrace ideal for outdoor entertaining. The home offers four double bedrooms, including a principal bedroom with en suite, as well as an additional fifth bedroom/reception room, providing flexibility for families, guests, or home working. Situated on the sought-after Dunraven Road, a quiet residential street, the property is just a short walk from an array of local amenities, with further shopping, dining, and entertainment options available at the nearby BBC Television Centre development and Westfield London. Excellent transport links are within easy reach, including White City (Central Line) and Shepherd's Bush Market (Hammersmith & City Line) stations. A superb opportunity to acquire a substantial and versatile home in a thriving and well-connected West London neighbourhood.

Offers in excess of: £795,000 Share of freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com

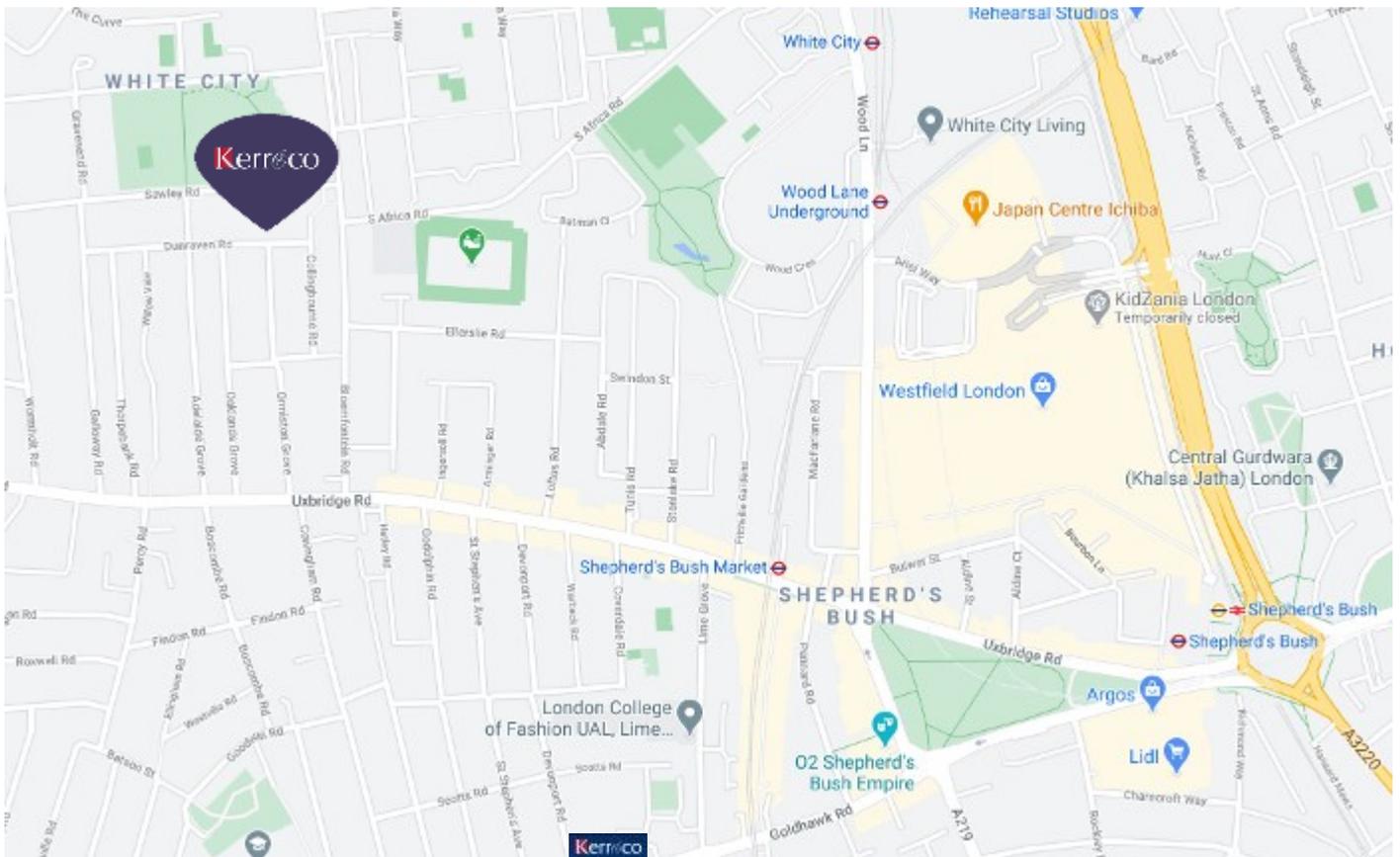




Dunraven Road, London W12 7QY

- Roof terrace and garden
- Open plan kitchen/living/dining room
- Four bedrooms with master being en suite
- Additional fifth bedroom/reception room
- Family shower room
- Fully extended offering 1,435 Sq. Ft.
- Private Entrance
- Good condition
- Purpose built Edwardian maisonette over two floors
- No chain
- Approx. 10 minutes walk to nearest tube lines





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 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 and other pertinent information:

Tenure: Share of freehold with underlying lease of approx. 990 years

Ground Rent: £Peppercorn

Service Charge: circa £500 per annum 50% of outgoings

Service charge covers: communal maintenance, insurance

Parking: LBHF Residents parking permit

Council Tax: Band E £1773.95 for current financial year 25 / 26

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

Flood Risk: Available upon request to the agent

Accessibility: Stairs to first floor

Heating: Gas central heating via radiators

Dunraven Road, W12 7QY

Offers in excess of: **£795,000**

Four/Five bedroom Edwardian maisonette

Approximate gross internal floor area: **1,399 Sq. Ft. (129.9 Sq. M.)**

Eaves Storage: **36 Sq. Ft. (3.4 Sq. M.)**

Total: **1,435 Sq. Ft. (133.3 Sq. M.)**

NB: These photos were taken prior to rental



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1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.
2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.
3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.