

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

Kerr&co



Abdale Road, London W12

A charming four-bedroom Victorian terraced house offering great potential for modernisation and extension, subject to the necessary planning permissions and consents.

Spanning 918 sq ft, this well-proportioned property features a spacious reception room, a separate kitchen and dining room, a west-facing garden, a bathroom, and four bedrooms. Situated on the sought-after Abdale Road, the house is located within the catchment area of St Stephens Primary School. It also benefits from being just moments away from Westfield London, providing access to an extensive array of shopping, dining, and entertainment options. Excellent transport links are nearby, including the Hammersmith & City, Circle, and Central underground lines.

Offers in excess of: £800,000 Freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com





Abdale Road, London W12 7ES

Four bed Victorian terraced house.
Separate reception room, dining room, and kitchen.

West facing garden.

Scope to extend into the loft subject to planning
permission and usual consents.

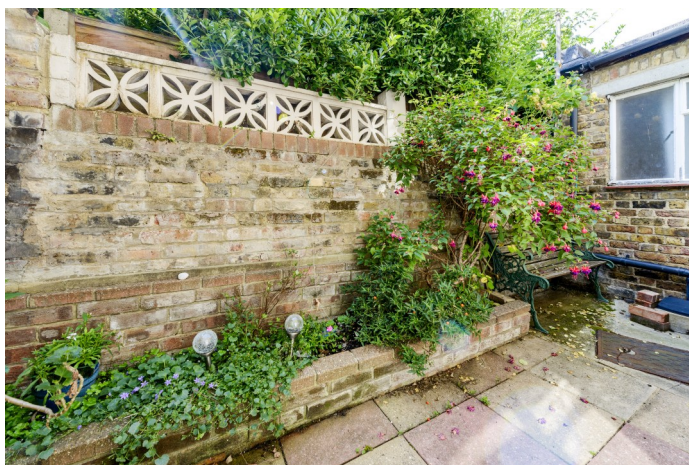
Within catchment of St. Stephen's C of E primary
school.

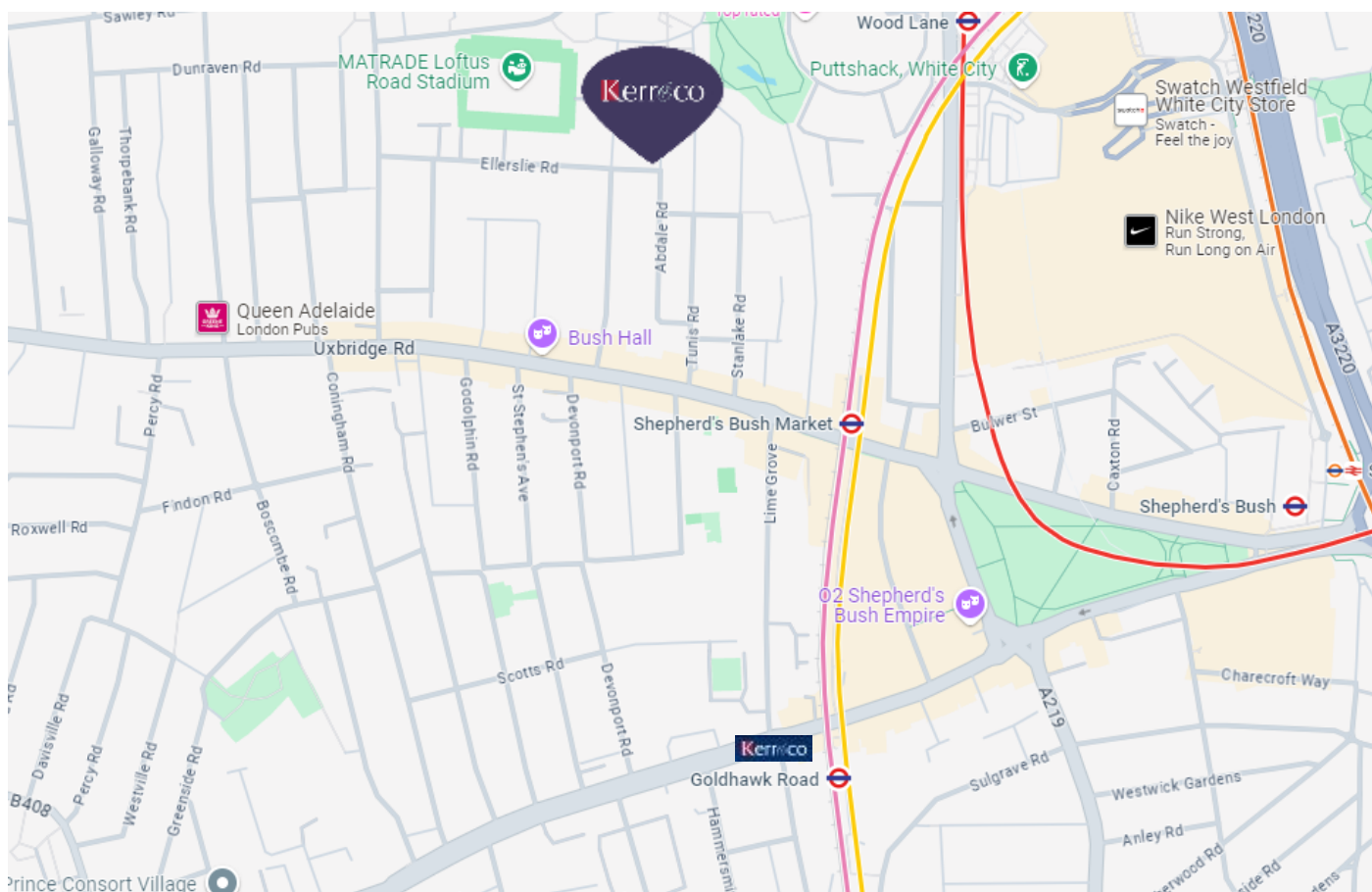
Family bathroom.

Would benefit with some modernisation.

Excellent location close to local transport links
including Wood lane, Shepherd's Bush Market and
Shepherd's Bush stations (Hammersmith & City,
Circle, Central and Mildmay lines)

A stones throw away from the well renowned
Westfield shopping complex, including John Lewis
and the exclusive SoHo House private members' club.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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.

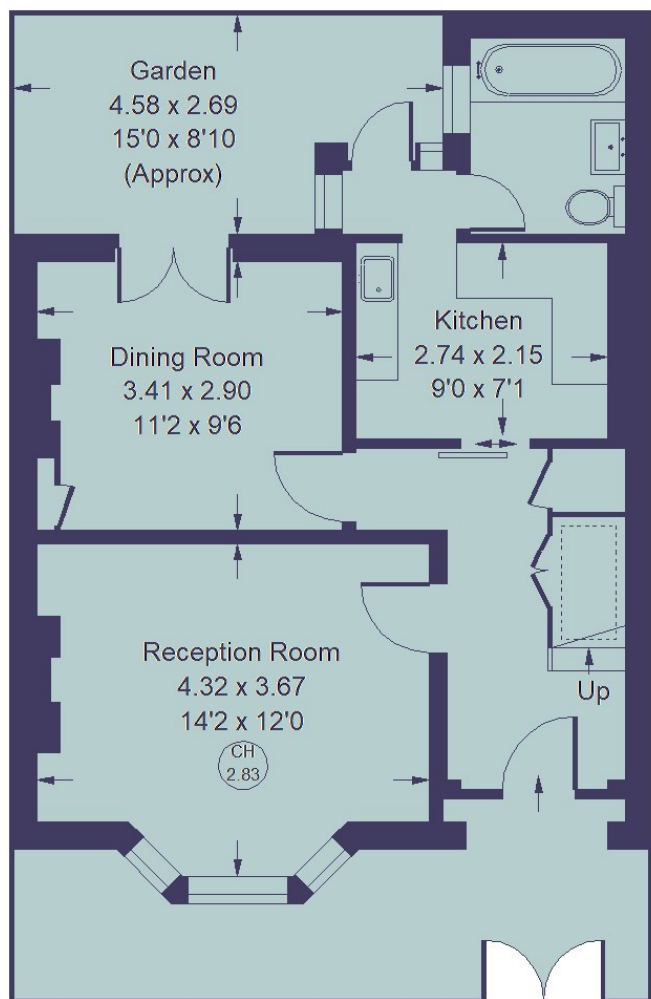
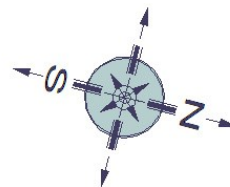
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band F (£2,194.84 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Internal stairs
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood risk:	Available on request

Abdale Road, London W12 7ES

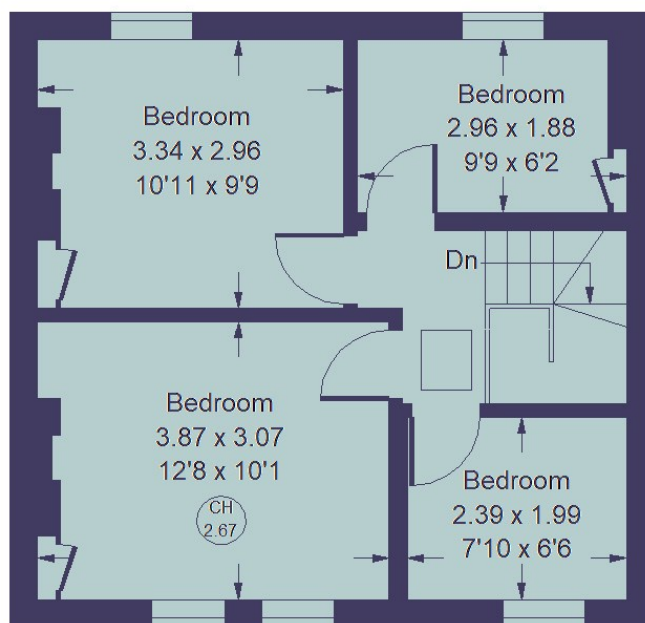
Offers in excess of: **£800,000**

Victorian terraced house

Approximate gross internal floor area: **918 Sq. Ft./ 85.3 Sq. M.**



Ground Floor



 = Reduced headroom below 1.5 m / 5'0

First Floor

Kerr&co

77 Goldhawk Road
Shepherd's Bush
London W12 8EH

sales@kerrandco.com

020 8743 1166

www.kerrandco.com

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.