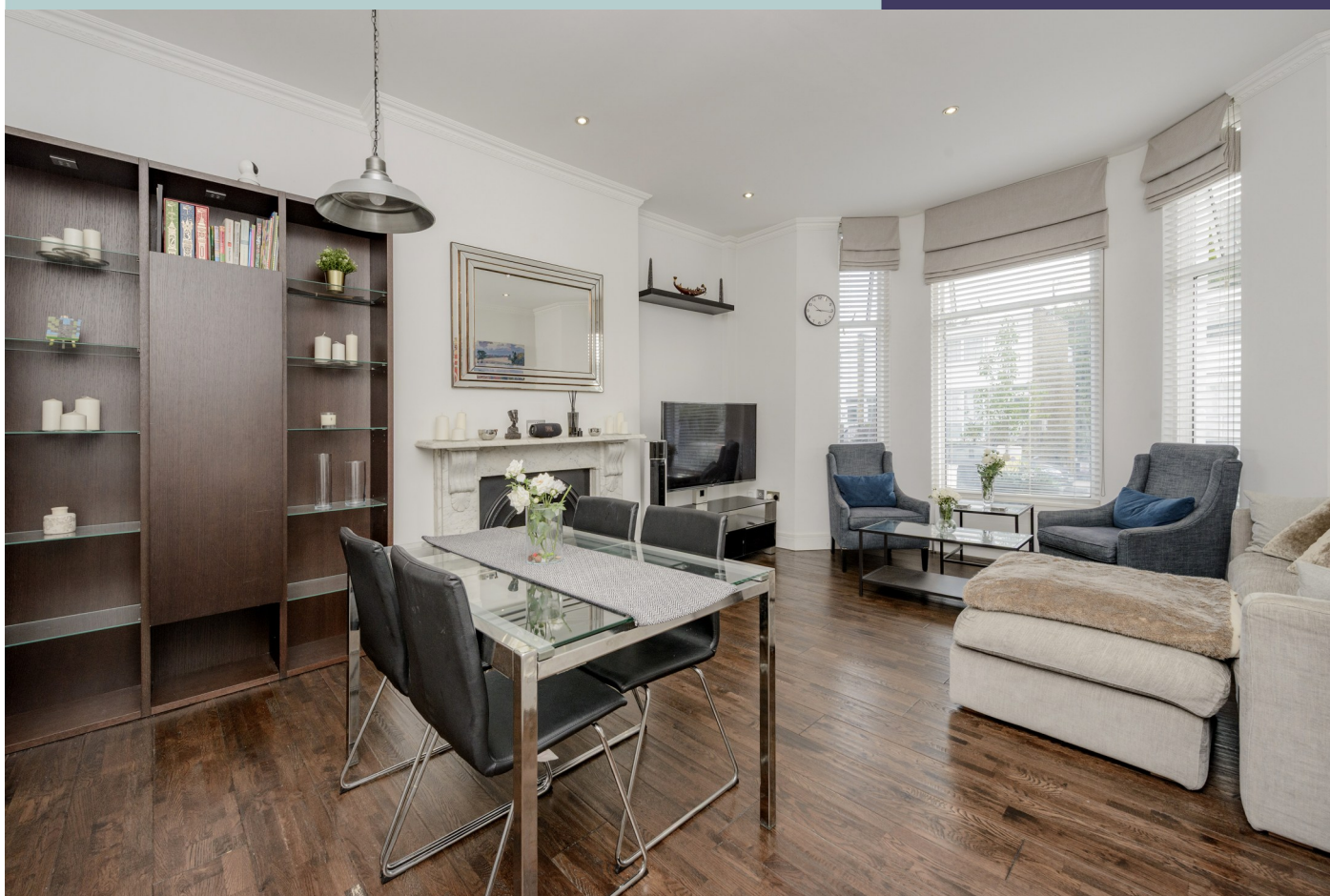


77 Goldhawk Road, Shepherd's Bush, London W12 8EH

Kerr & Co



Devonport Road, London W12

A beautifully presented, two double bedroom raised ground floor flat boasting impressively high ceilings, set within a semi-detached Victorian conversion.

Recently refurbished, this well-proportioned home offers a stylish and contemporary finish throughout. The accommodation comprises a spacious reception room with an elegant bay window and decorative fireplace, a separate modern kitchen, a sleek bathroom, and two generous double bedrooms—both with built-in storage. Perfectly positioned at the southern end of Devonport Road, on the borders of Brackenbury Village (W6), the property is just a five-minute walk from Westfield London and the excellent transport links at Goldhawk Road, Shepherd's Bush, and Hammersmith Broadway. These include the Central, Piccadilly, Circle, Hammersmith & City, and Overground lines, providing swift access into Central London and beyond. The area is well served by independent cafés, green open spaces, and everyday amenities. St. Stephen's Primary School, one of West London's most sought-after schools, is also close by—making this an appealing choice for young families. An ideal purchase for first-time buyers, professionals, or investors seeking a stylish, well-located home in one of West London's most vibrant neighbourhoods.

Offers in excess of: £499,999 Share in the freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com





Devonport Road, London W12 8NZ

Two double bedrooms with built in wardrobes.

Family bathroom.

Large Reception room into bay, with high ceilings and decorative fireplace.

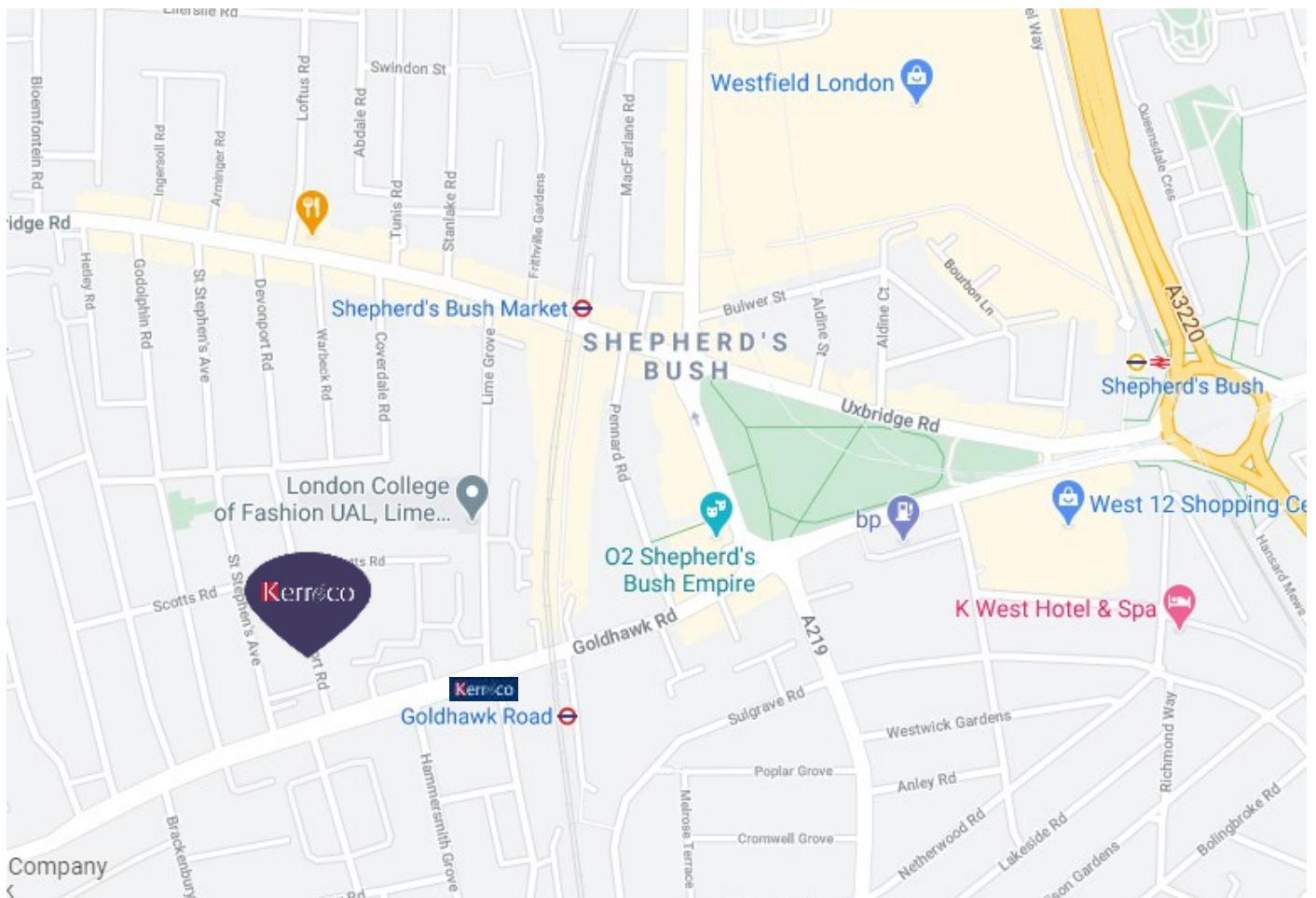
Beautifully presented and recently refurbished.

Centrally located 5 mins to Goldhawk Road, Shepherd's Bush Central/Hammersmith & City/ Circle/Overland lines and West London Westfield complex.

Separate kitchen.

Well managed building.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 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: **Share of freehold (underlying lease 999 years from 15th October 2015)**

Service charge: **A share of outgoings between 3 flats approx. £300 per annum (includes building insurance, Electric to communal area)**

Ground rent: **£0**

Parking: **On street residential permit.**

Council Tax: **Hammersmith and Fulham**

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

Heating: **Gas central heating via radiators**

Accessibility: **Steps up to front door.**

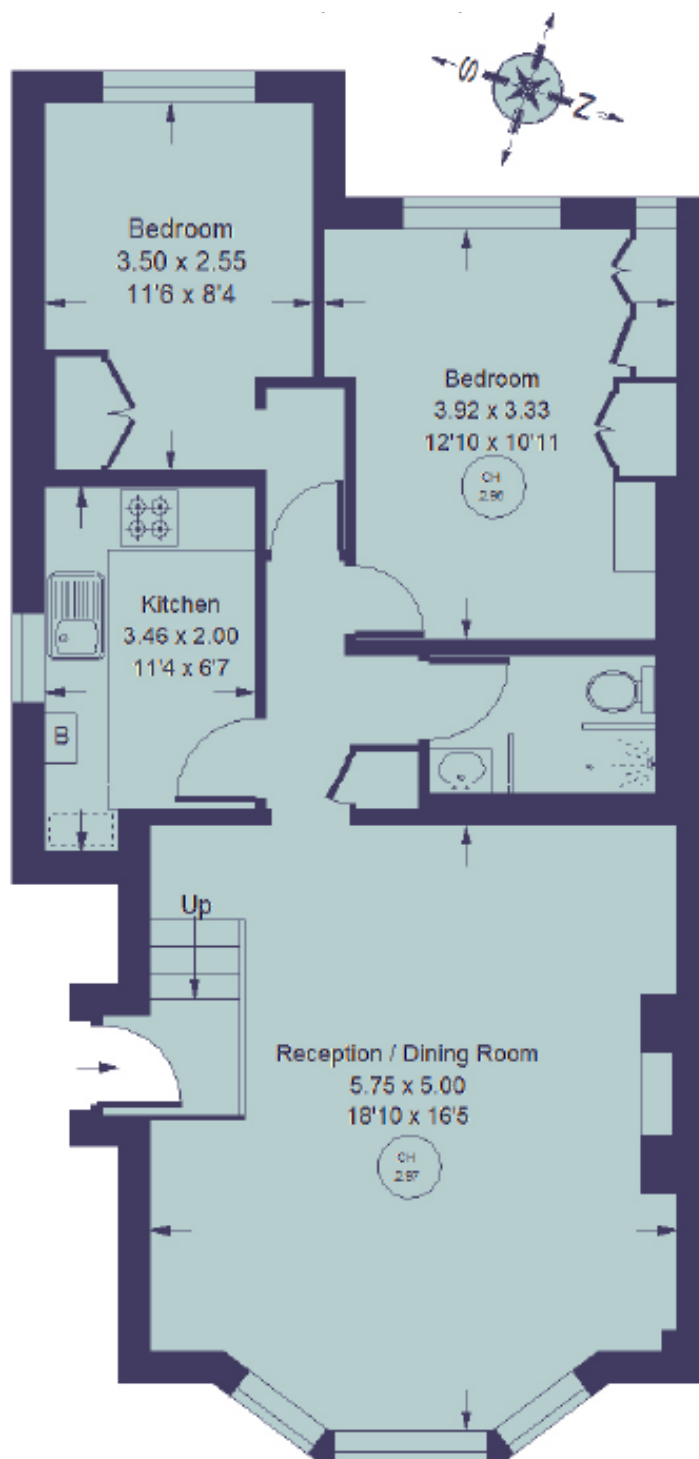
Flood risk: **Available upon request from the agent.**

Devonport Road, London W12 8NZ


Offers in excess of: **£499,999**

Approx. Gross Internal Area: **694 Sq. Ft. (64.5 Sq. M.)**

Tenure: **Share in the freehold**



Raised Ground Floor

 = Reduced headroom below 1.5 m / 5'0

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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 alterations 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.