

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

Kerr&co



Sawley Road, London W12

An immaculately presented and recently extended three bedroom mid terraced house with a South facing rear garden. The house is set back from the road and close to Wormholt Park as well as the fantastic range of local transport and leisure facilities found along Uxbridge Road and at Westfield London.

The accommodation provides a bright reception room with open plan, bespoke kitchen with French doors on to the rear garden, a family snug, three bedrooms and a family bathroom. The house is extremely well presented throughout having been fully refurbished by the current owners.

Guide Price: £845,000 Freehold

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Sawley Road, London W12 0LQ

Recently extended on the ground floor and fully refurbished including installing a ground floor cloakroom and new windows to the rear elevation.

Stylishly presented throughout.

Three bedrooms.

Bespoke kitchen.

Family bathroom.

Interlinking reception room and kitchen / dining / family room.

Landscaped rear garden.

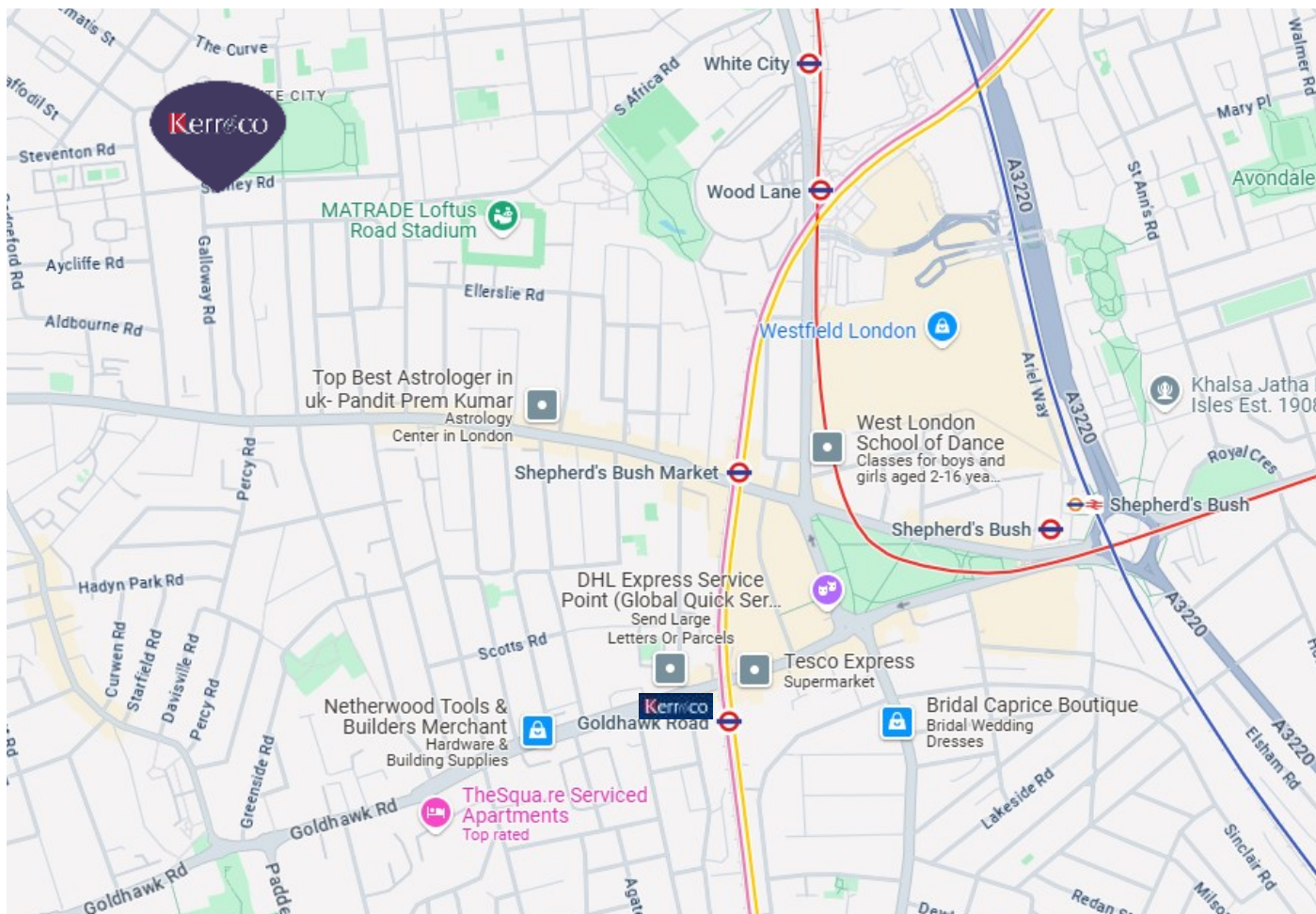
Front garden.

Close to the entrance to Wormholt Park.

Local amenities include a Sainsbury's Local and Londis.

Short walk to Westfield London and Wood Lane /





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	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.

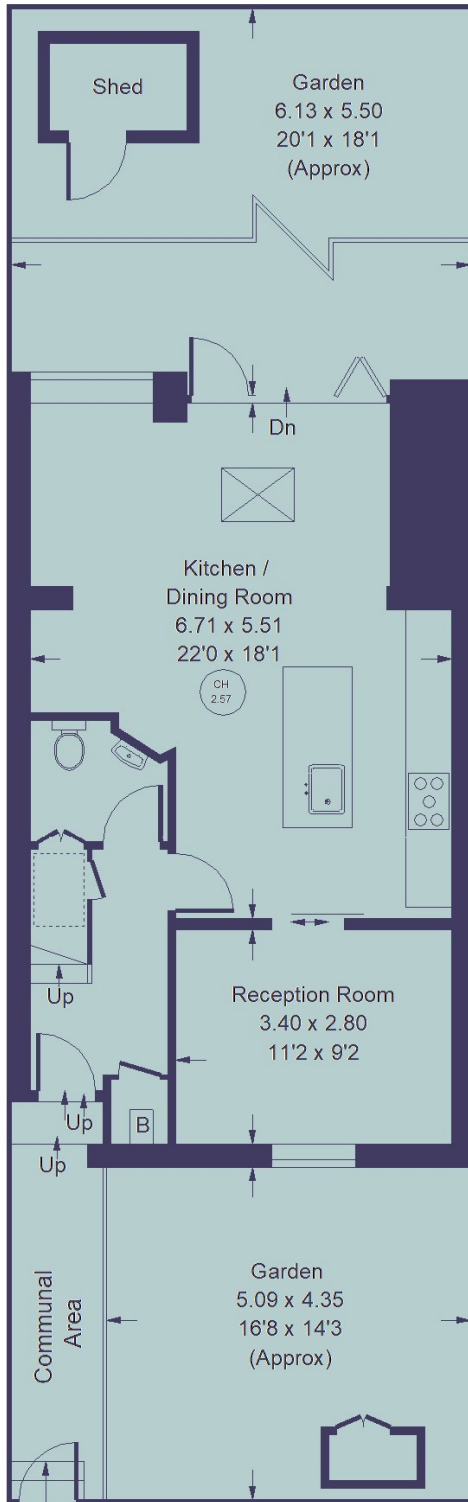
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1451.42 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps to front doors and internal stairs
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood Risk:	Available on request

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Guide Price: **£845,000**

Three bedroom terraced house

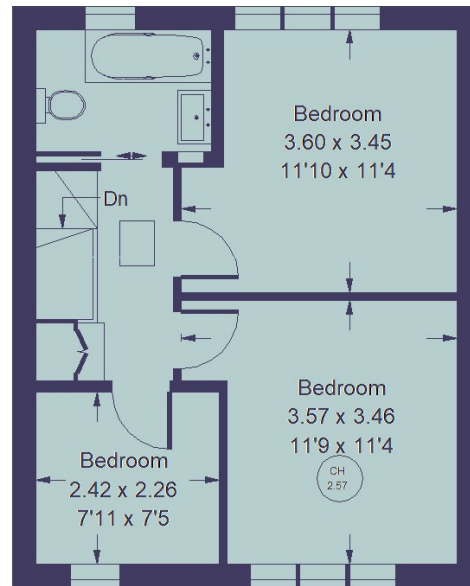
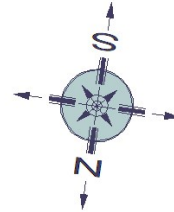
Approximate gross internal floor area: **960 Sq. Ft. (89.2 Sq. M.)**




Ground Floor

Swaley Road, W12

Approx. Gross Internal Area
89.2 sq m / 960 sq ft



First Floor

 = Reduced headroom
below 1.5 m / 5'0

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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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.