

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

**Kerr**&co



## Willow Vale, London W12

**A spacious and well-presented Upper Edwardian maisonette with private garden, arranged over the top two floors of this attractive period building.**

Accessed via its own private entrance, the property retains a wealth of character, including wooden double-glazed box sash windows, feature fireplace, and bespoke fitted cupboards and shelving. Offering 1,167 sq ft of bright and well-planned accommodation, the home comprises a generous reception room, kitchen/dining room with steps leading directly to the garden, family bathroom, and two double bedrooms, with the principal bedroom benefiting from an en suite. The maisonette is ideally positioned on tree-lined Willow Vale, close to the excellent amenities of Uxbridge Road, Shepherd's Bush Green, and Westfield London, with its vast array of shops, restaurants, and leisure facilities. Superb transport links are nearby, including Shepherd's Bush Market, White City, Wood Lane, and Shepherd's Bush stations (Circle, Hammersmith & City, Central, and Overground lines).

**Asking price: £700,000 Share of freehold**

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020 8743 4332  
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## **Willow Vale, London W12 0PB**

Garden.

Light and spacious split level flat offering 1,167 sq ft of accommodation.

Period features.

Private entrance.

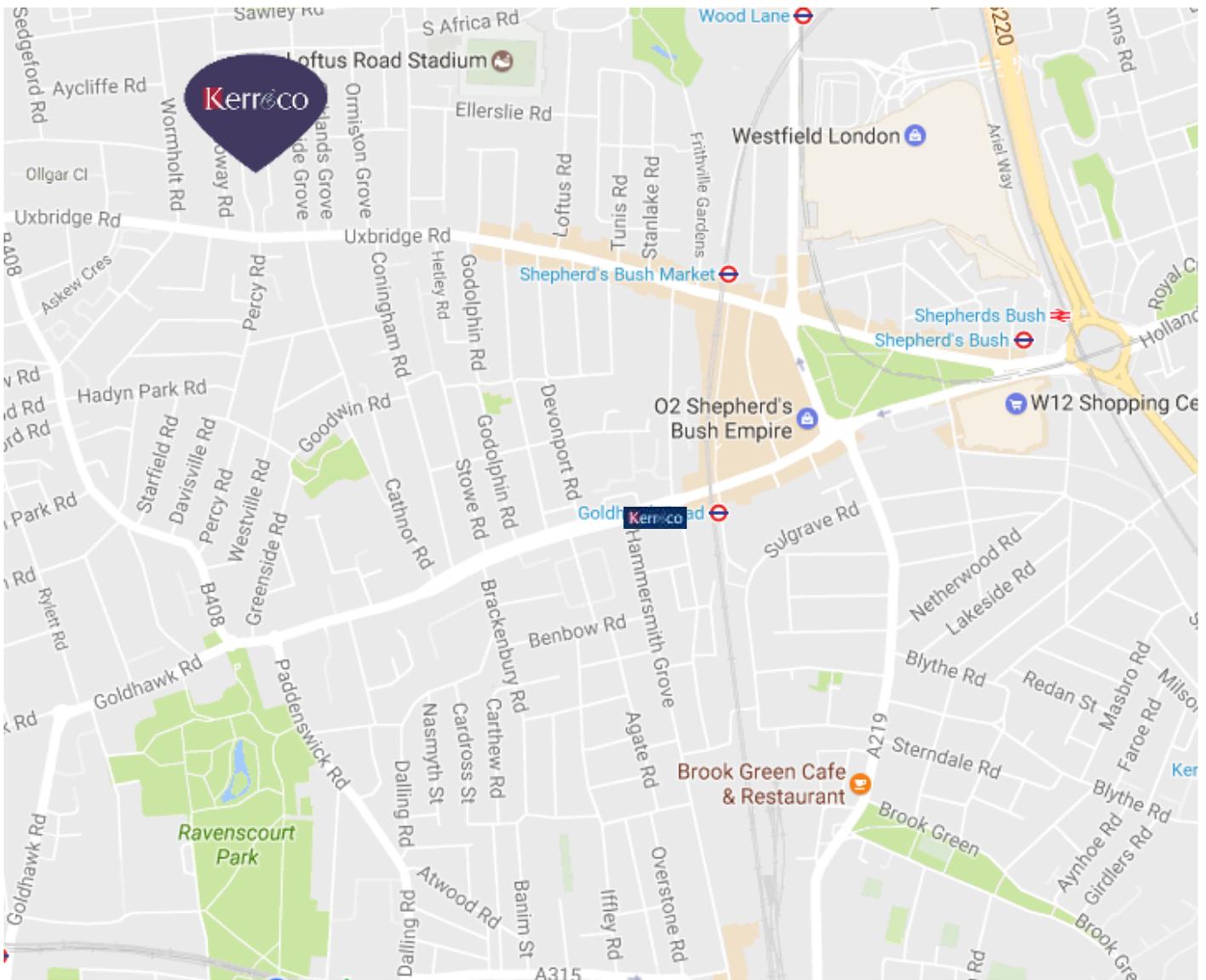
Two double bedrooms with master being en suite.

Bright and well presented purpose built Edwardian

Maisonette.

Excellent location for ease of access to transport and leisure facilities at Shepherd's Bush Green and West London Westfield





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 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.

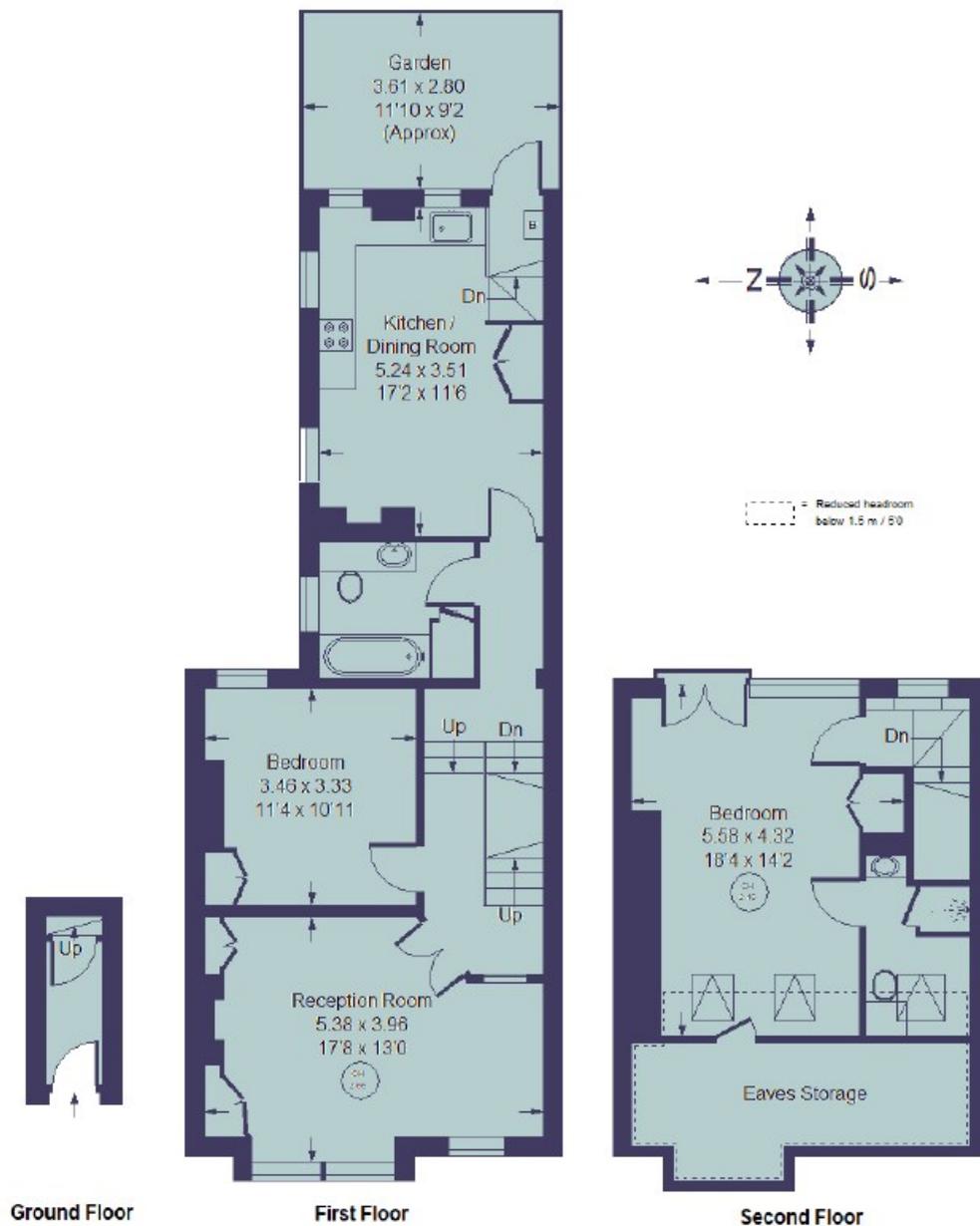
**Connected services / utilities:** Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).

**Heating:** Gas central heating via radiators

**Accessibility:** One step to front door and two flights of stairs contained in the flat.

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

Willow Vale, London W12 0PB  
 Split level flat over first and second floors.  
 Approximate gross internal floor area: **1,061 SQ. FT. ( 98.6 SQ. M.)**  
 Eaves: **105 SQ. FT. ( 9.8 SQ. M.)**  
 Total: **1,167 SQ. FT. ( 108.4 SQ. M.)**  
 Asking price: **£700,000**  
 Tenure: **Share of freehold**  
 Service Charge: **No fixed service charge**  
 Ground Rent: **Zero**  
 Parking: **Residents Parking Permit**  
 Council Tax Band: **Hammersmith and Fulham**  
**Band D £1,451.42 2025-26**



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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.