

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

Kerr&co



Arminger Road, London W12

A stylish, extremely well presented and spacious (over 900 sq. ft.) flat set over the upper floors of this converted Victorian house located on a picturesque residential street in the heart of Shepherd's Bush. The accommodation provides a generous reception room with leafy views down Ethelden Road, a principal bedroom with en suite bathroom, a second double bedroom, separate shower room and a kitchen / dining room. There may be potential to create a roof terrace over the rear addition subject to the usual consents—any buyer should conduct their own investigations in to any such planning gain.

The flat is extremely well located for the extensive transport links found along Uxbridge Road and Westfield London as well as the broad selection of shops and some of the best primary schools including St Stephens.

Guide Price: £699,950 Share in the freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com

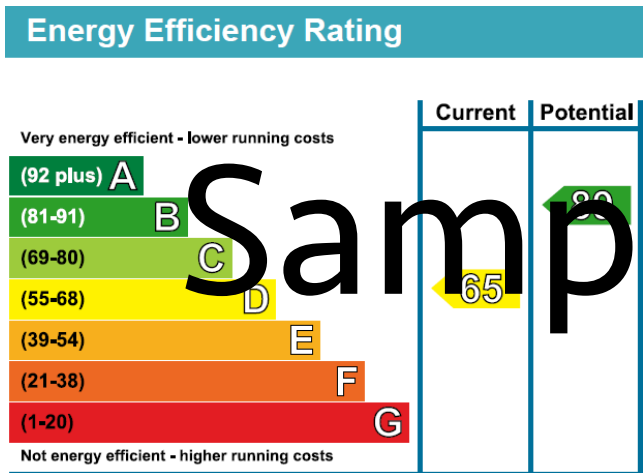
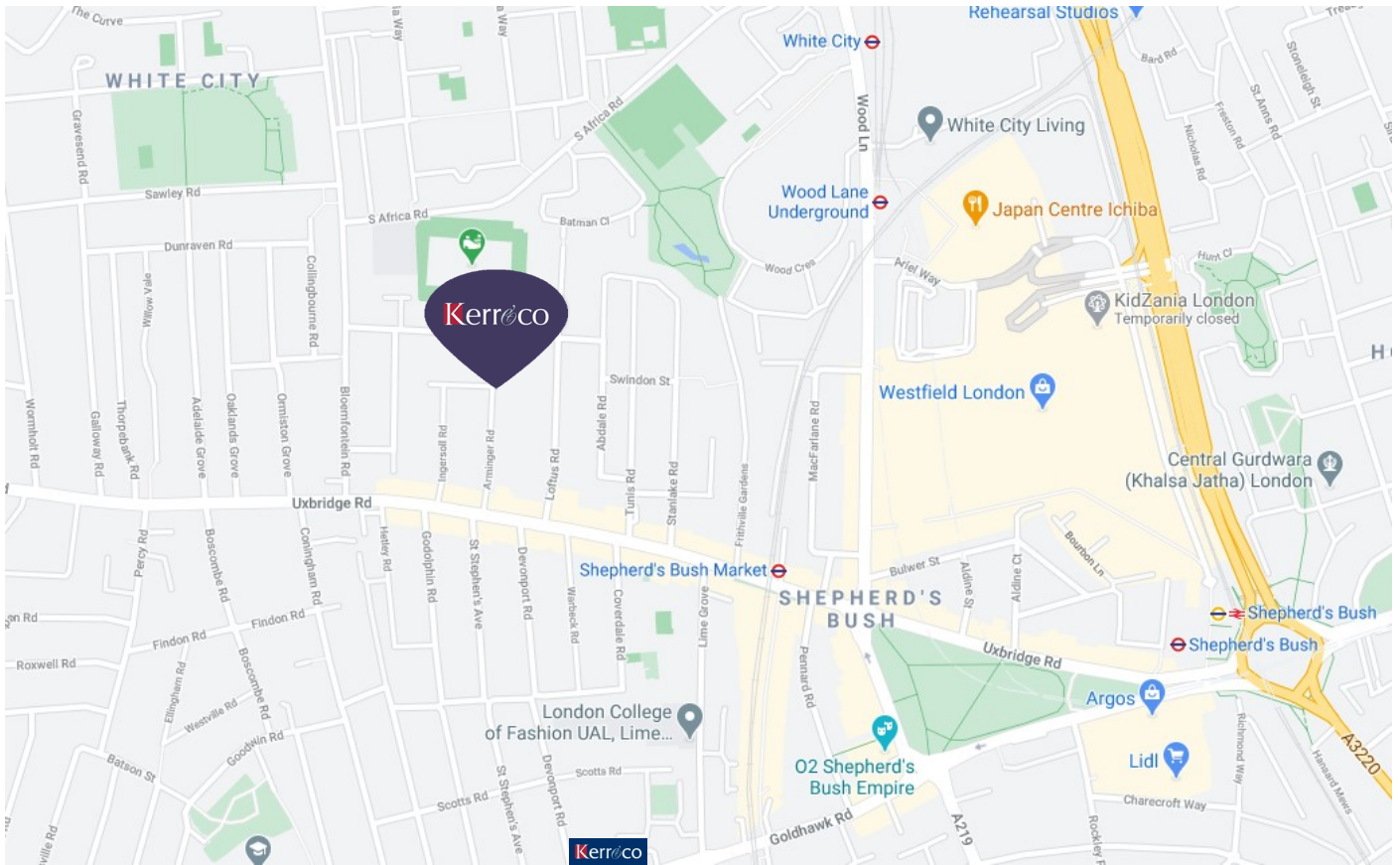




Arminger Road, London W12 7BB

Stylish duplex apartment located on this highly regarded residential street in the heart of Shepherd's Bush.

- Generous accommodation over 2 floors.
- Large reception room with far reaching views down Ethelden Road.
- Kitchen / Dining room.
- Principal bedroom suite.
- Second double bedroom.
- Separate shower room.
- Quiet location.



Sample EPC

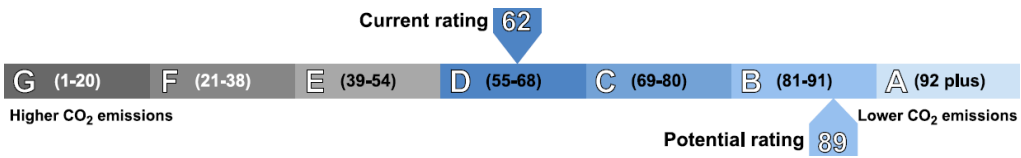
The graph shows the current energy efficiency of your home.

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.



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Two bedroom split level flat

Approximate gross internal floor area: **919 Sq. Ft. (85.4 Sq. M.)** excluding eaves storage

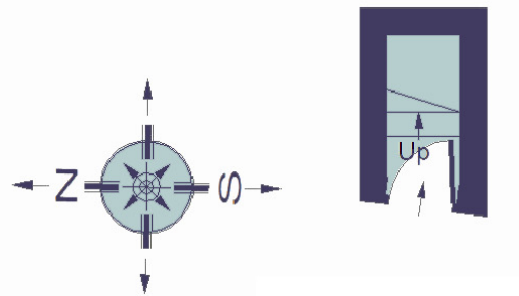
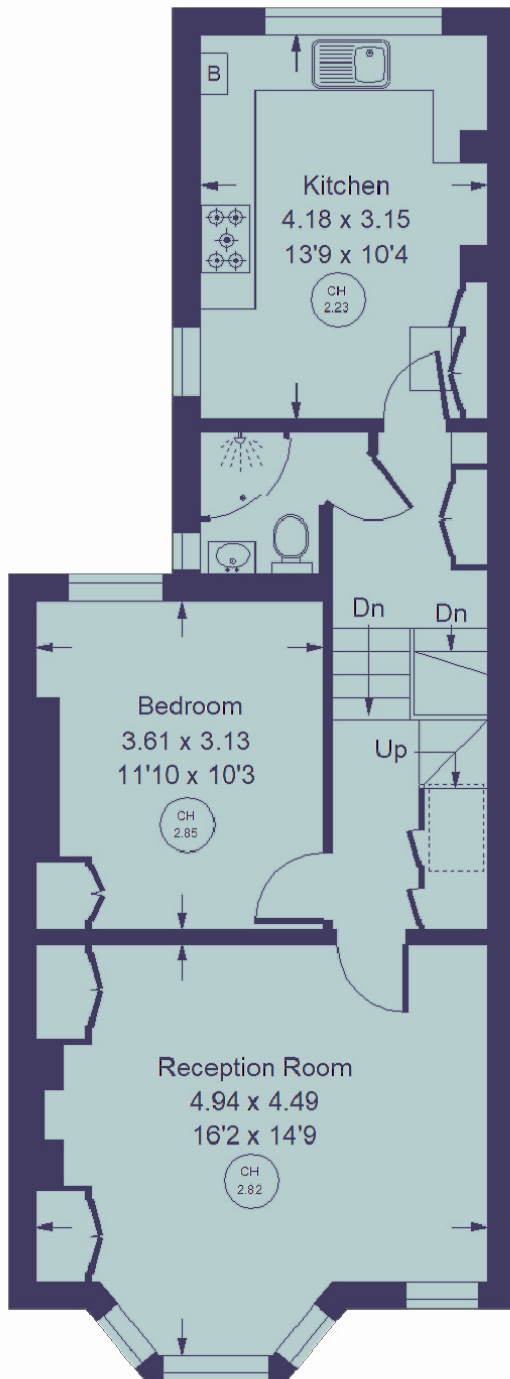
Guide Price: **£699,950**

Tenure: **Share in the freehold**

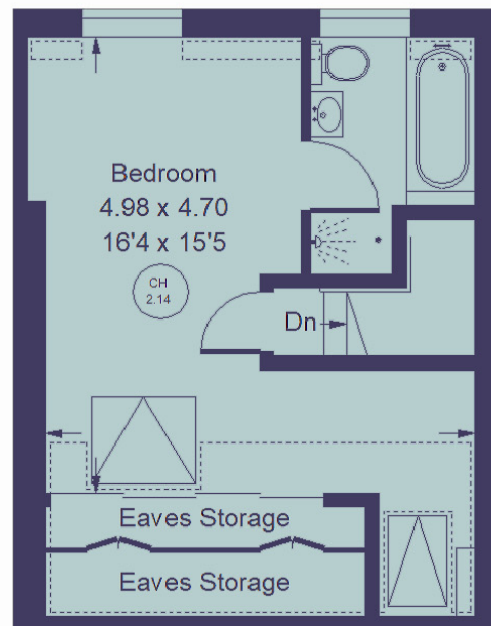
EPC Rating: **TBC**

Parking: **Residents parking permit**

Council Tax: **Band D**



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 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.