

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

**Kerr & Co**



## Cathnor Road, London W12

An exclusive and exceptionally well designed two bedroom garden flat set in a grand double fronted Victorian building in a private gated development.

This architecturally designed flat is in need of some updating offering 890 square feet of accommodation. The flat comprises of large open plan kitchen/reception room, family bathroom, two private patios, two double bedrooms with the master being en suite and off street parking space. Cathnor Road is a quiet tree lined residential road within easy access of transport and leisure facilities at Ravenscourt Park and Shepherd's Bush Green.

**Offers in excess of: £675,000 Share in the freehold**

020 8743 1166  
[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 4332  
[lettings@kerrandco.com](mailto:lettings@kerrandco.com)

[www.kerrandco.com](http://www.kerrandco.com)

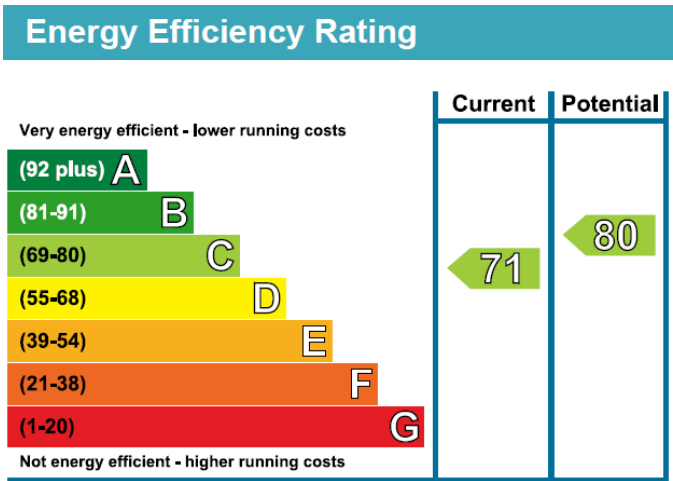
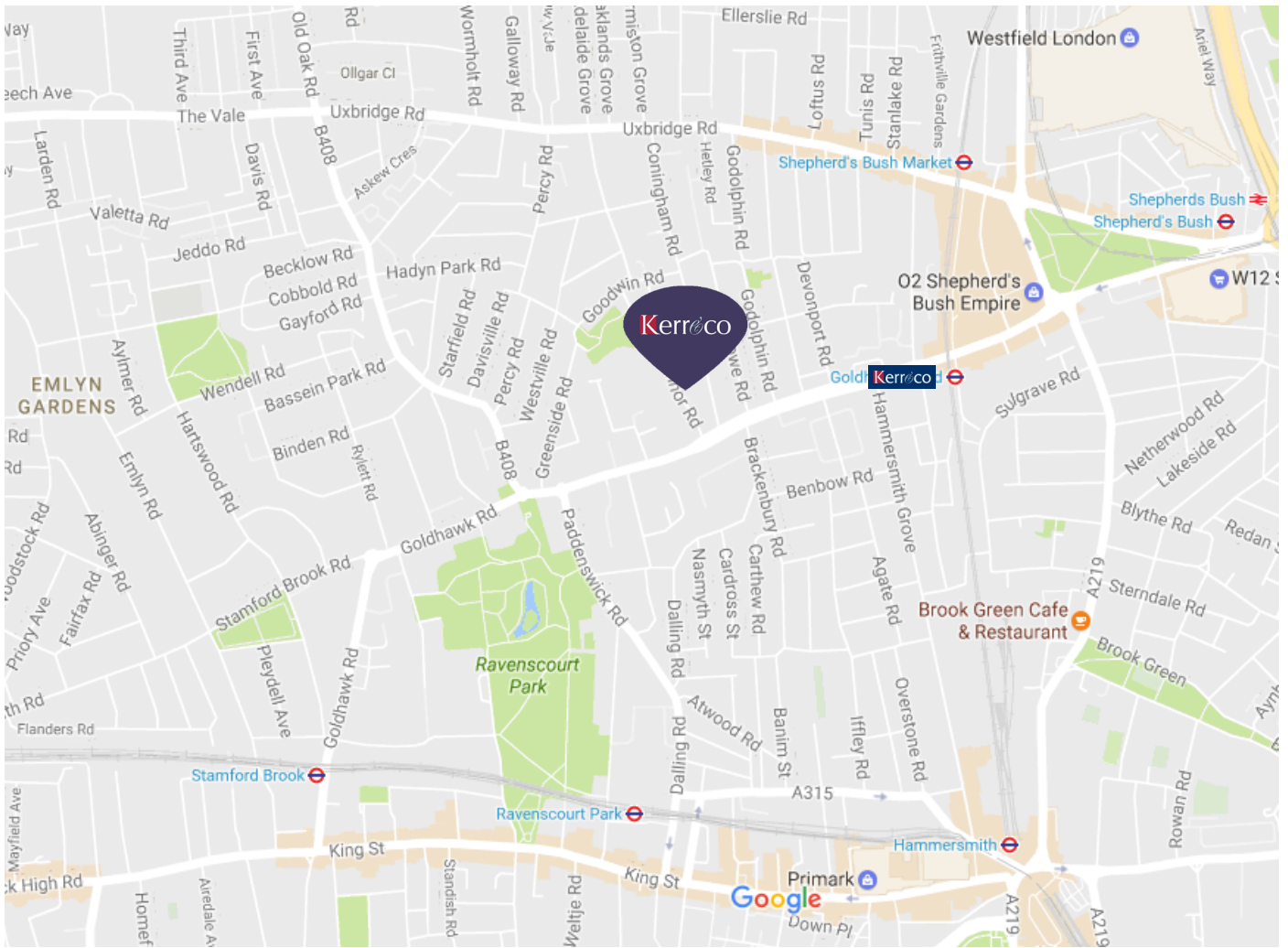




## **CATHNOR ROAD, LONDON W12 9JA**

Private gated development.  
Principal bedroom suite.  
Secure off street parking space.  
Second double bedroom.  
Private patio.  
Double fronted Victorian building.  
Requires some cosmetic improvement.  
890 Sq. Ft. of internal accommodation.  
Close proximity to Westfield London with the  
transport hub located there.





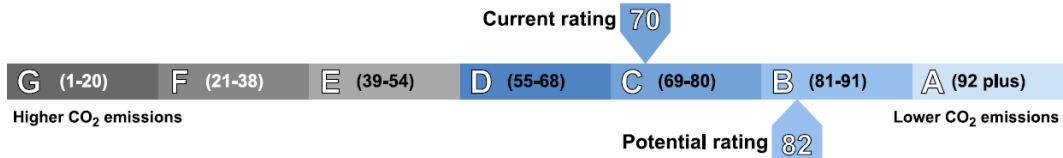
The graph shows the current energy efficiency of your home.

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.



**CATHNOR ROAD, LONDON W12**

TWO BEDROOM GARDEN FLAT  
APPROX. TOTAL INTERNAL AREA  
890 SQ. FT. (82.77 SQ. M.)

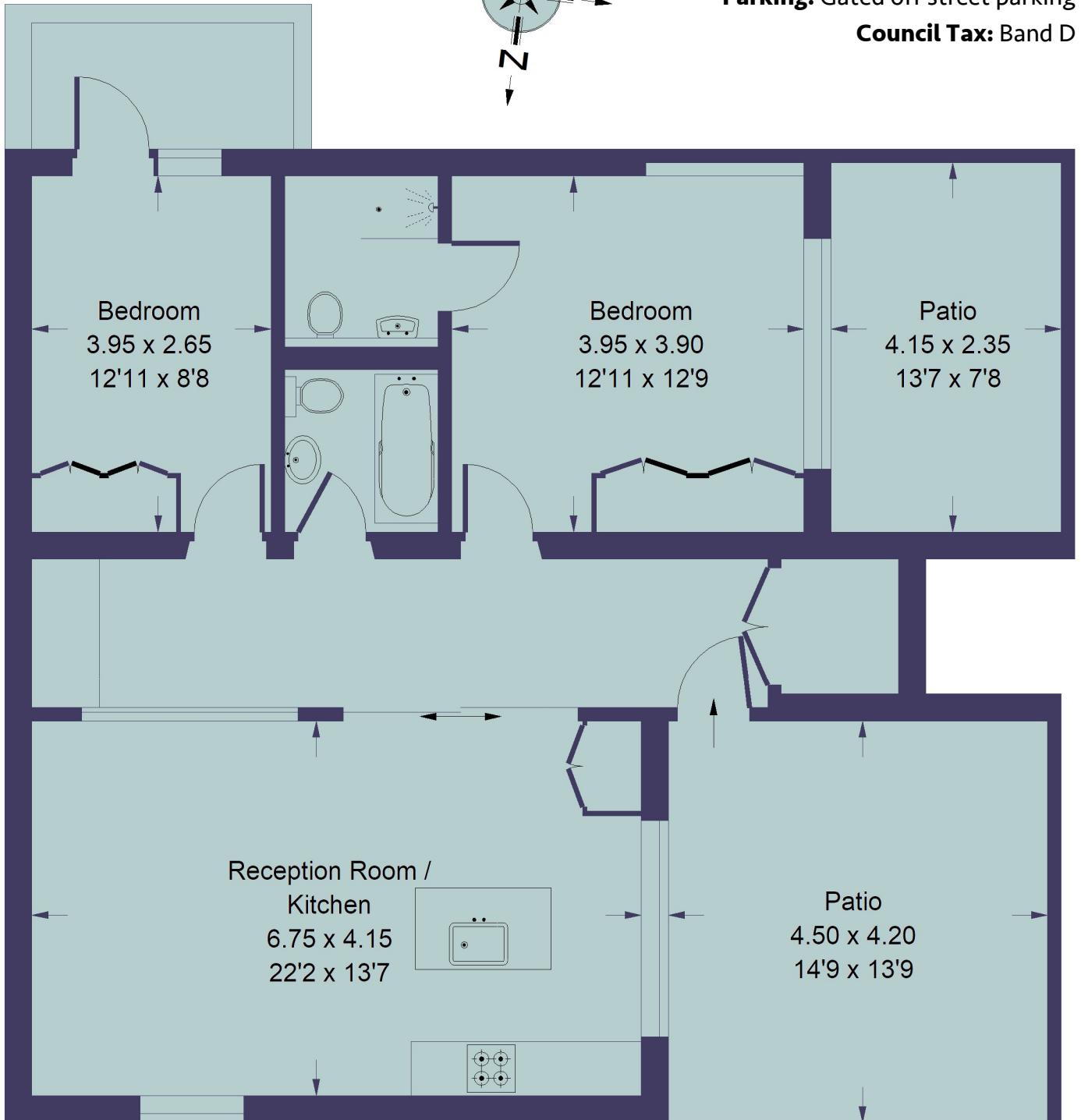
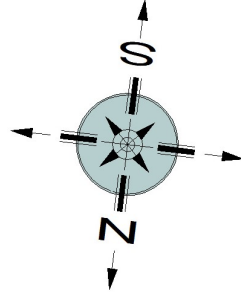
Offers in excess of: **£675,000**

Tenure: **Share of freehold**

**EPC Rating: C71**

**Parking:** Gated off street parking

**Council Tax:** Band D



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.

Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents