

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

Kerr & Co



Nascot Street, London W12

A spacious Edwardian maisonette providing in excess of 850 square feet (excluding loft room) of accommodation and offers scope to re arrange and extend subject to the usual consents.

The property provides three bedrooms, a generous reception room, a family bathroom. The flat is located with easy access to tube links at White City (Central Line) and Wood Lane (Hammersmith and City Line) as well as Westfield London with its broad spectrum of shopping, leisure and restaurants. There is scope to re arrange the accommodation as well as further extend subject to the usual consents.

Asking Price: £550,000 Share in the Freehold

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Nascot Street, W12 0HE

A three bedroom Edwardian maisonette.
Potential to re arrange and further extend the
property subject to the usual consents.

Generous reception room.

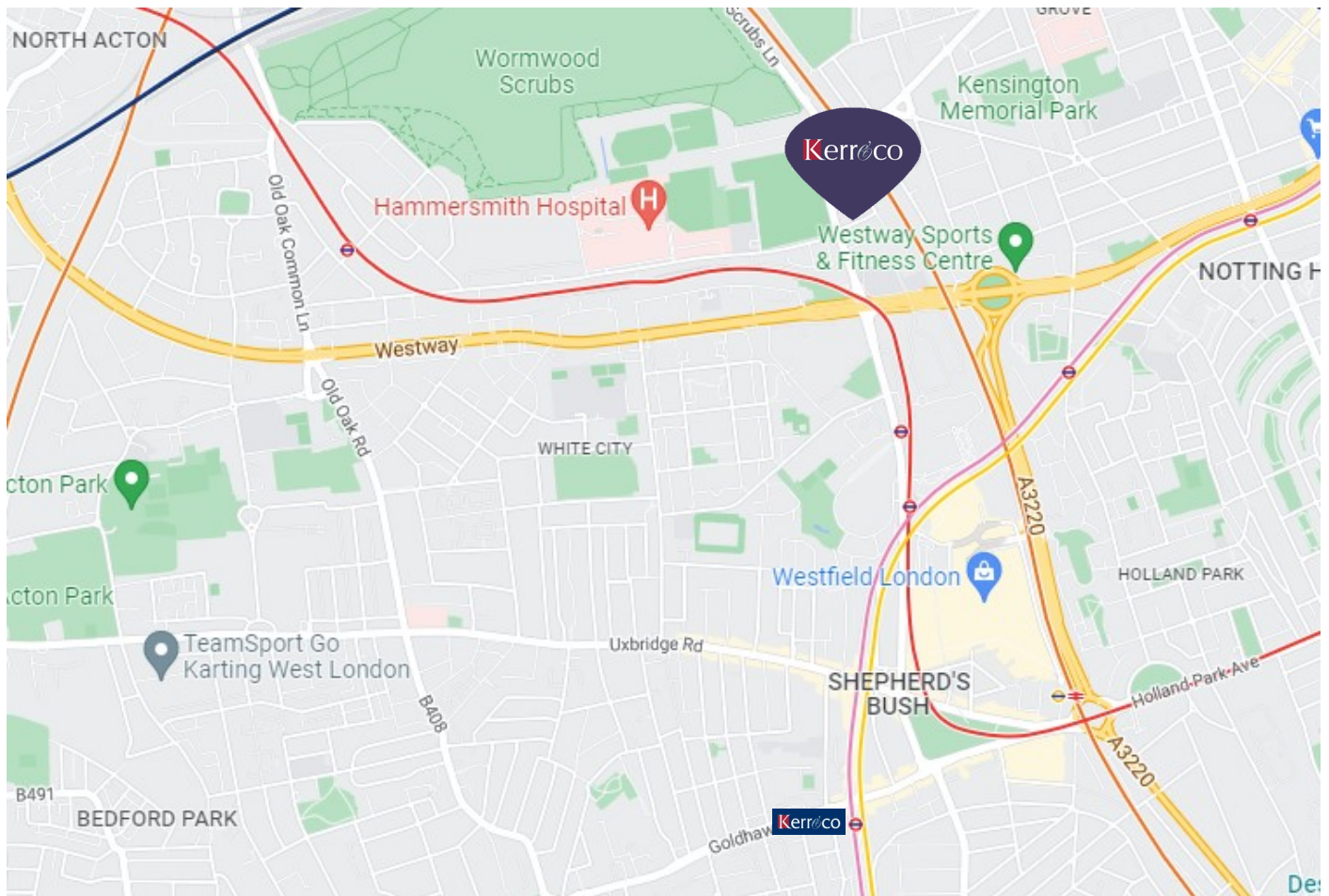
Share in the freehold with a 999 year underlying lease.

Large kitchen / dining room.

Over 1,000 square feet.

Located with easy reach of Wood Lane and White City
underground stations (Hammersmith & City, Circle
and Central lines).





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	49 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.

Nascot Street, London W12 OHE

Two bedroom ground floor Edwardian maisonette

Approximate gross internal floor area: **858 Sq. Ft. (79.8 Sq. M.)**

Loft Room and Reduced Headroom

Asking Price: **£550,000**

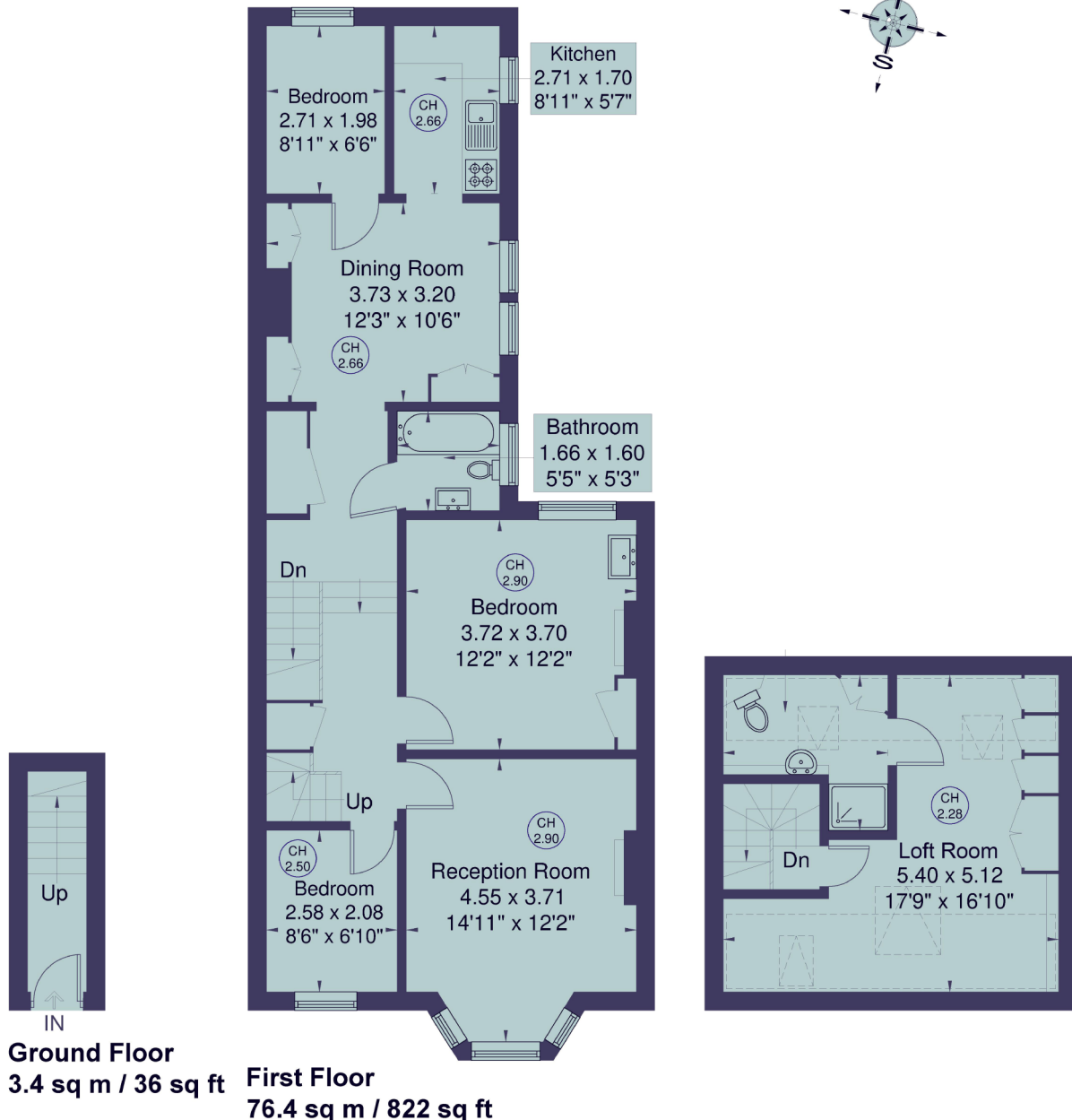
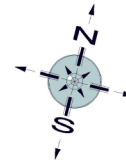
Tenure: **Share in the Freehold**

Service Charge: **50% of outgoings**

EPC Rating: **E49**

Parking: **Residents parking permit**

Council Tax: **Band D**



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.