

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

Kerr&co



Valetta Road, Acton W3

Situated on the first floor this Edwardian, purpose built, maisonette offers the perfect opportunity to modernise and extend subject to the usual consents.

This exceptionally bright property currently provides a reception room, separate kitchen, one double and two single bedrooms and a bathroom. The leasehold is 151 years from 11th August 2011 with the added benefit of a peppercorn ground rent. Situated on a popular quite residential tree lined street with easy access to transport and shopping facilities along Uxbridge road and Shepherd's Bush Green including Westfield London.

Asking Price: £449,950 Leasehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com





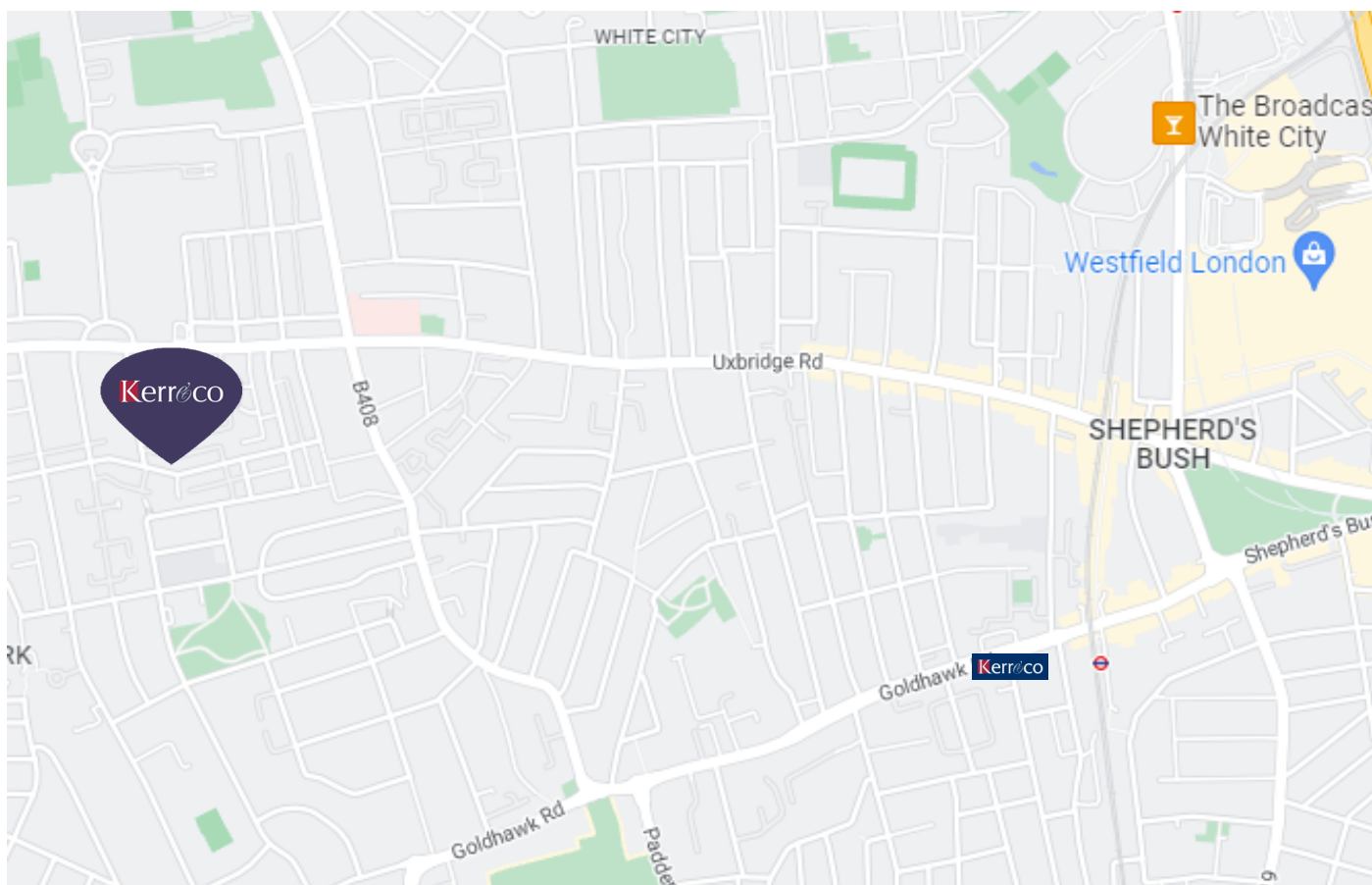
Valetta Road, Acton W3 7TN

A three bedroom flat set on the first floor of this Edwardian maisonette providing over 750 Sq. Ft. Potential to re arrange and extend subject to the usual consents.

One double bedroom with two single bedrooms
Fire escape from the kitchen over the rear garden.
Well located for ease of access to both Acton and Shepherd's Bush town centres with the underground stations located there.

Lease is 151 years from 11th august 2011 giving a term of 140 years at a peppercorn ground rent.

NB The stairs from the kitchen are a means of fire escape and the rear garden is not part of the demise of this flat.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 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.

Valetta Road, Acton W3 7TN

Three bedroom third floor flat

Approximate gross internal floor area: **769 Sq. Ft. / 71.5 Sq. M.**

Asking Price: **£449,950**

Tenure: **151 years from 11th August 2011**

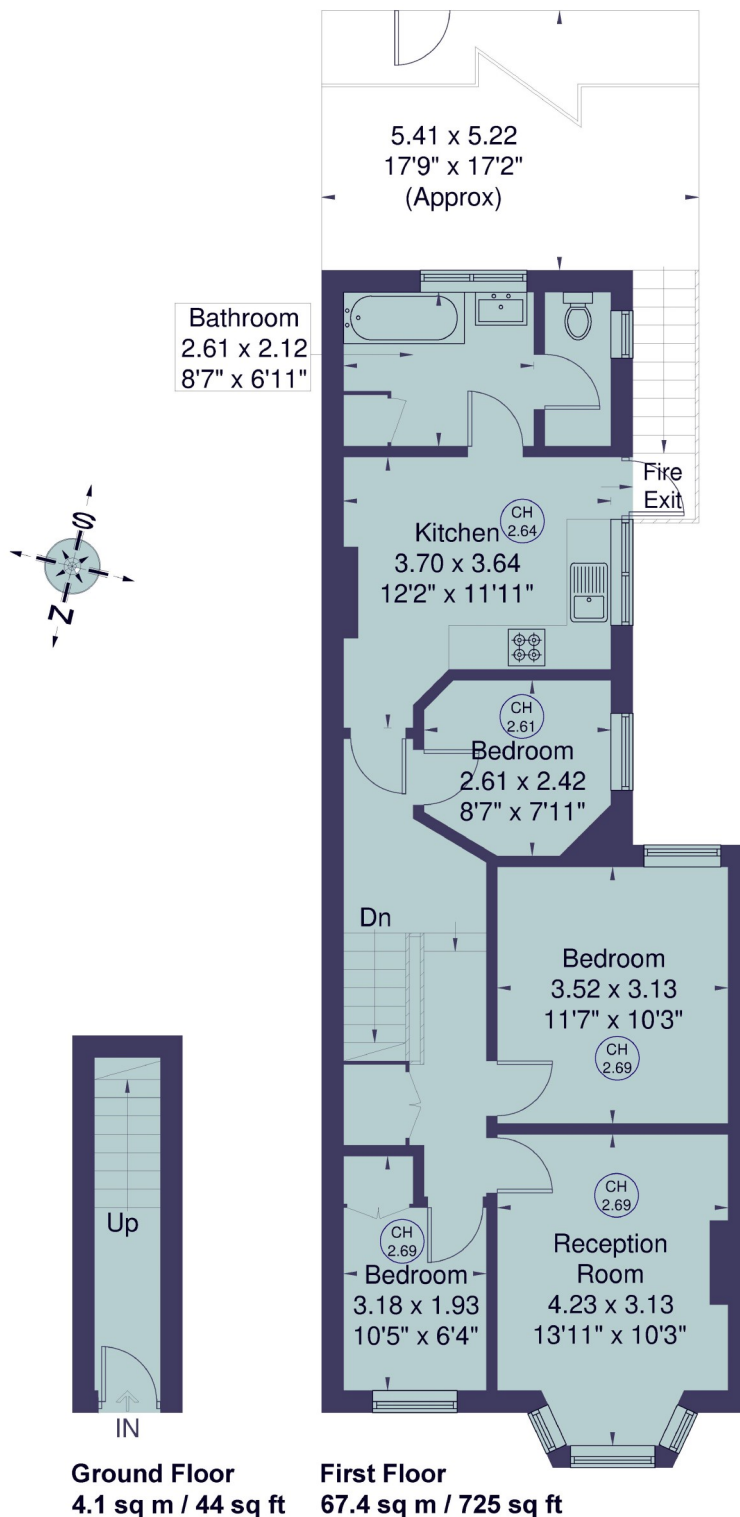
Service Charge: **TBC**

Ground Rent: **Peppercorn**

EPC Rating: **D59**

Parking: **Residents parking permit**

Council Tax: **Band D**



Please note only the part shaded blue is included in the demise of the flat

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.