

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

**Kerr**&co



## Ormiston Grove, London W12

**An extremely well presented, purpose built, two bedroom ground floor Edwardian maisonette located on this quiet tree lined residential street. The property benefits from excellent living space by providing a bright reception room, a large kitchen / dining room with wooden floors and double doors to the private West facing rear garden. There is potential to extend this property subject to the usual consents and the property is being sold chain free.**

Ormiston Grove is a popular street within a short walk of a broad variety of local shops with wider facilities being found at BBC development and Westfield London as well as walking distance to White City (Central) and Shepherd's Bush Market (H&C) underground stations.

**Asking Price: £640,000 Leasehold**

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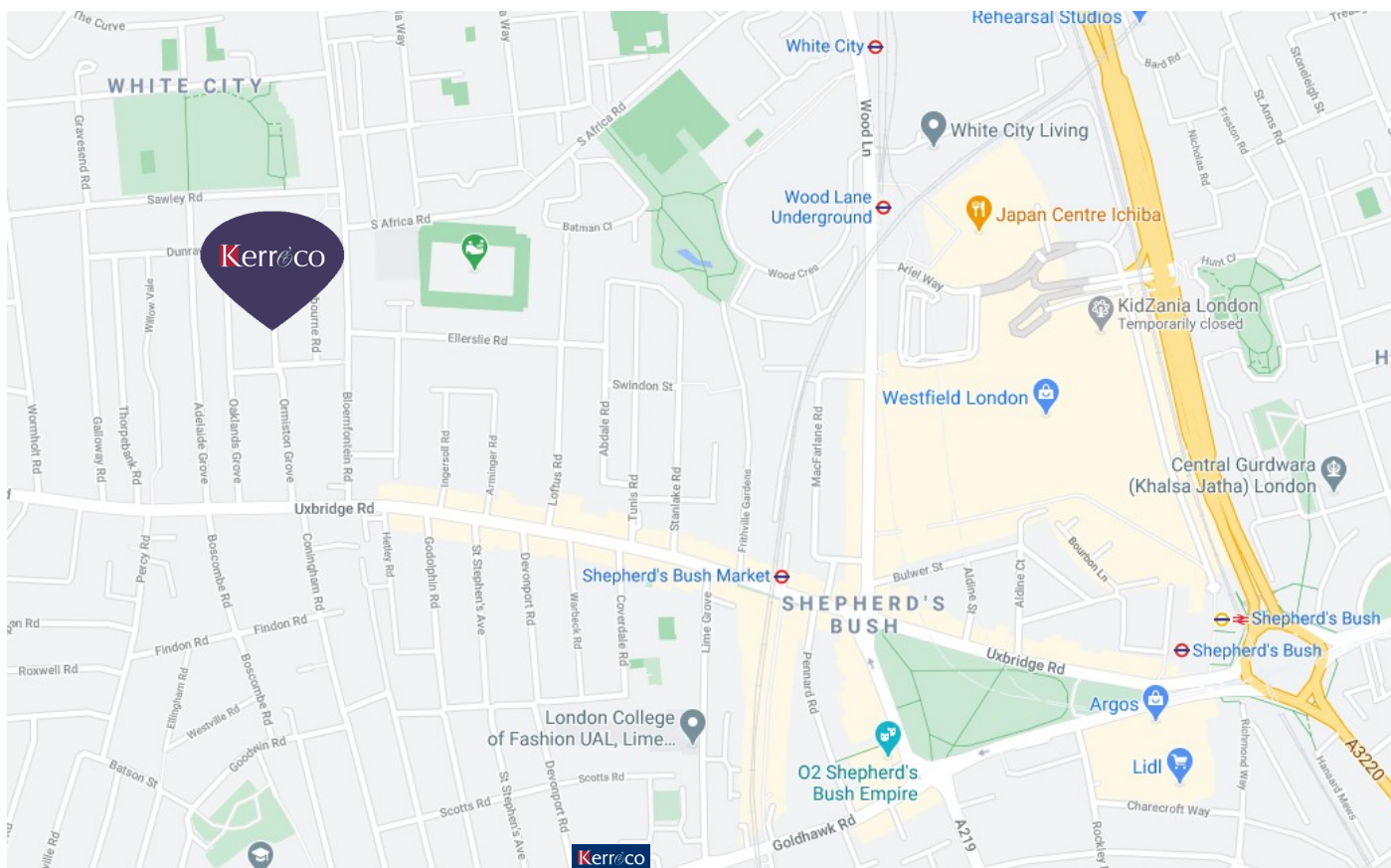




## Ormiston Grove, London W12 0JR

Generous living space  
 Scope to extend subject to planning permission  
 Kitchen/dining room  
 Entire rear garden  
 Two bedrooms  
 Separate reception room  
 Private Entrance  
 Beautifully presented and finished throughout  
 Purpose built Edwardian maisonette  
 Approx. 10 minutes walk to nearest tube lines (Central and  
 Hammersmith & City Lines)





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	69   c	79   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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).

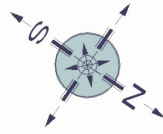
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



**Ormiston Grove, W12 0JR**

Two bedroom Edwardian maisonette

Approximate gross internal floor area: **742 Sq. Ft. (68.9 Sq. M.)**



Asking Price: **£640,000**

Tenure: Leasehold—**189 years from 25/12/1982**

Service Charge: **33% of outgoings**

Ground Rent: **TBC**


EPC Rating: **C69**

Parking: **Residents parking permit**

Council Tax: **Band D**



**Ground Floor**

 = Reduced headroom  
below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only: not to be used for valuations.



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.