

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

**Kerr & co**



## Atwood Road, London W6

**This charming early Victorian cottage offering potential for enlargement, subject to consent, to include a loft conversion and refurbishment to create an idyllic and desirable family home. Once extended it would allow for a substantial ground floor kitchen / dining / living room going on to the garden as well as a top floor loft providing a principal bedroom with en suite bathroom.**

The current accommodation provides two reception rooms, a kitchen, family bathroom and two double bedrooms. The cottage is well placed for the breadth of local amenities and transport connections as well as being within the catchment for several excellent local primary schools including John Betts and Brackenbury.

**Offers in excess of: £950,000 Freehold**

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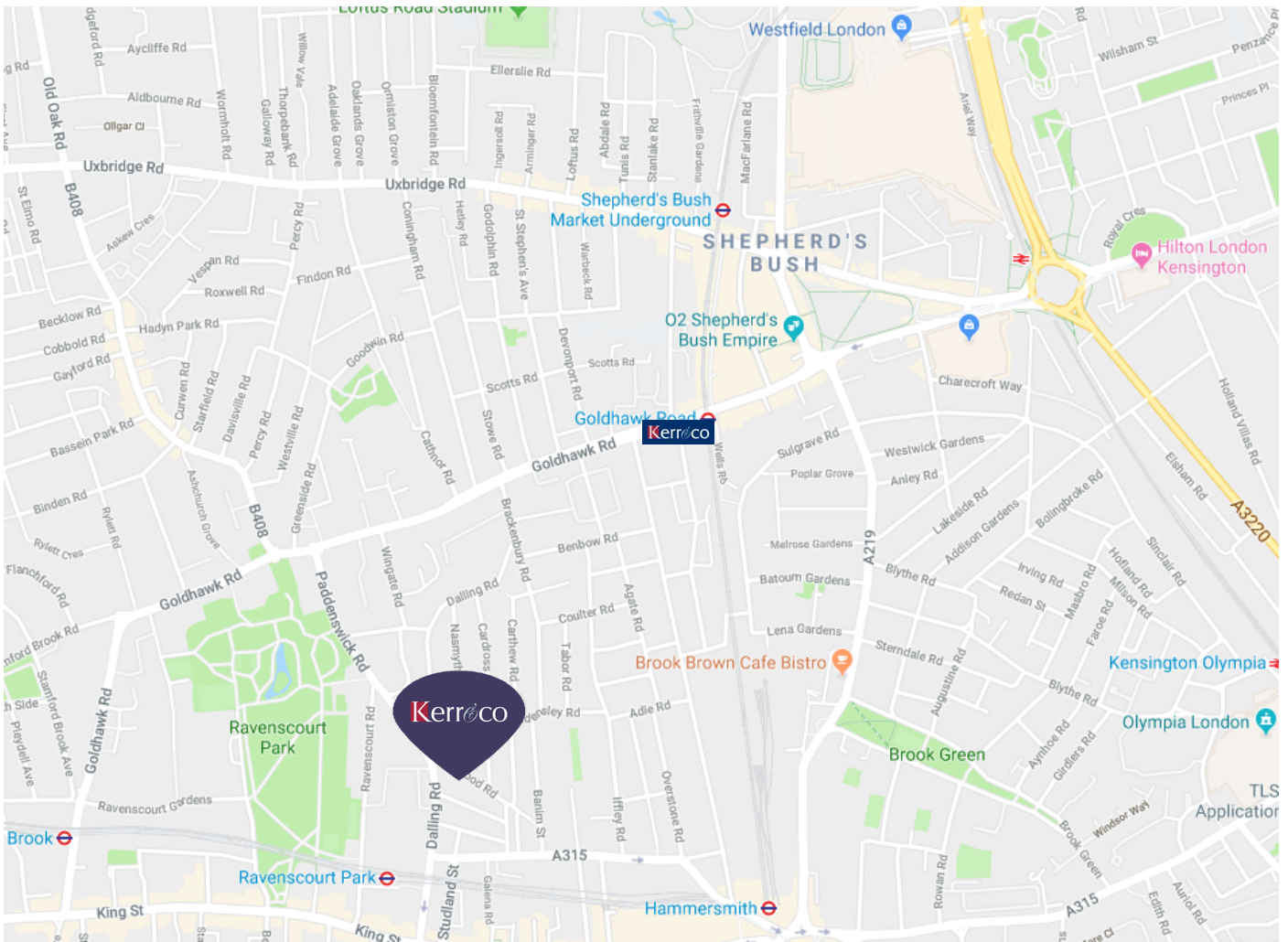




### **Atwood Road, London W6 0HX**

A charming early Victorian bay fronted cottage.  
South facing rear garden.  
Scope for a significant rear extension at ground floor  
as well as a loft conversion subject to the usual  
consents.  
Currently provides three bedrooms, two reception  
rooms, family bathroom and a kitchen.  
Exceptionally well located for transport, schools and  
leisure facilities.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	43   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.



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Gross internal floor area: **1,010 Sq. Ft. (93.8 Sq. M.) Inc. conservatory**

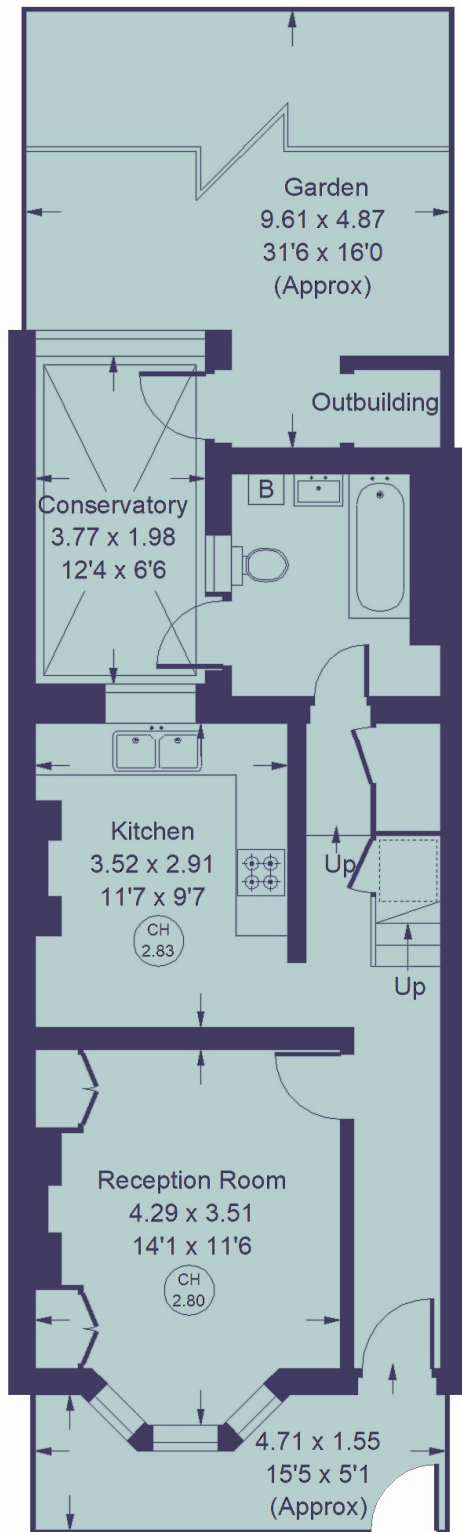
Offers in excess of: **£950,000**

Tenure: **Freehold**

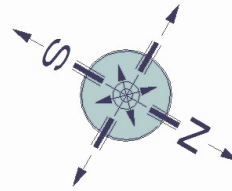
EPC Rating: **TBC**

Parking: **Residents parking permit**

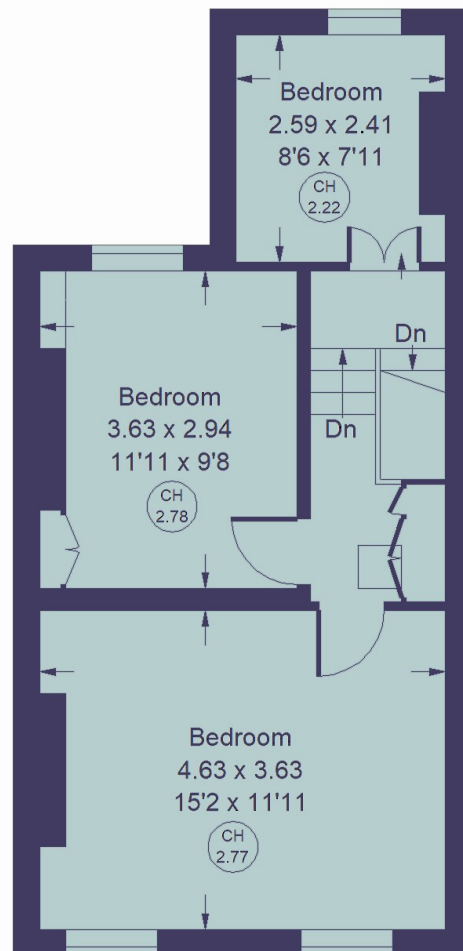
Council Tax: **Band E**



**Ground Floor**



= Reduced headroom below 1.5 m / 5'0



**First Floor**

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.

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Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of 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. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.