

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

Kerr&co



Gravesend Road, London W12

A mid terraced family home offering flexible accommodation as well as a 94 foot rear garden. There is scope to improve and extend, subject to the grant of planning permission, to the rear and in to the attic space.

The property provides off street parking to the front, entrance hall, dual aspect reception room, kitchen leading on to the east facing rear garden, measuring some 94 feet in depth, overlooking Wormholt Park and with a substantial timber built home office/ summer house with power, running water and drainage. On the first floor are two double bedrooms and a family bathroom. The house is well located for access to the broad spectrum of local transport, leisure and shopping being located with in ease of access by foot (approx. 15 minutes) to Wood Lane underground stations and Westfield London.

Asking Price: £620,000 Freehold

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Gravesend Road, London W12 0SZ

Bright and spacious family home.
Large rear garden with timber built garden office/
studio with power, water and a wood burning
stove.

Off street parking for possibly two cars.
Dual aspect reception room with feature
fireplace.

Kitchen on to the rear garden.

Master bedroom .

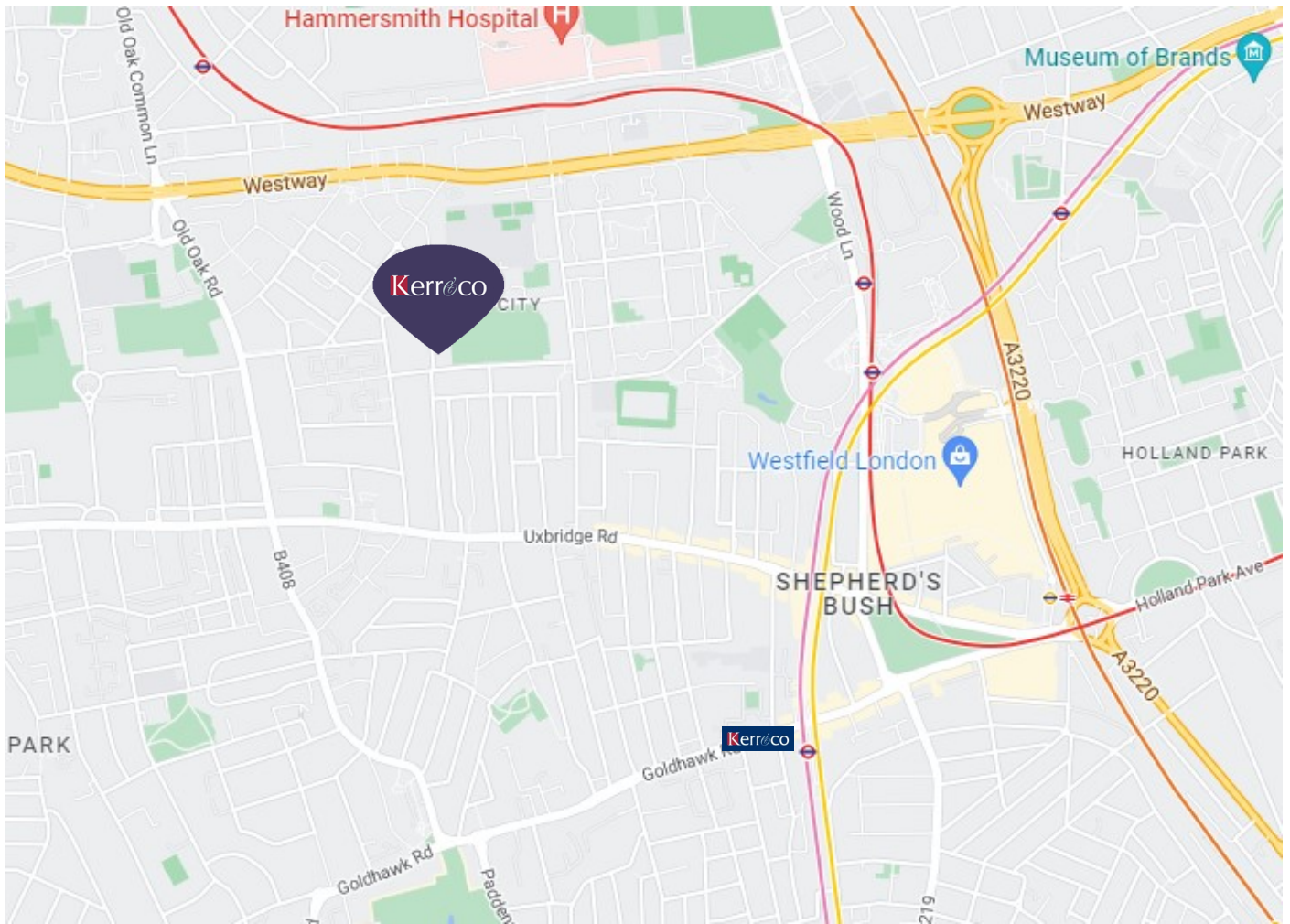
Second double bedroom.

Family bathroom.

Potential to extend in to the loft space.

Quiet residential location.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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.

Gravesend Road, W12 0SZ

Two bedroom terraced house

Approximate internal floor area: **822 Sq. Ft. (76.4 Sq. M.)**

Garden Office / Summer house: **194 Sq. Ft. (18 Sq. M.)**

Total: **1,016 Sq. Ft. (94.4 Sq. M.)**

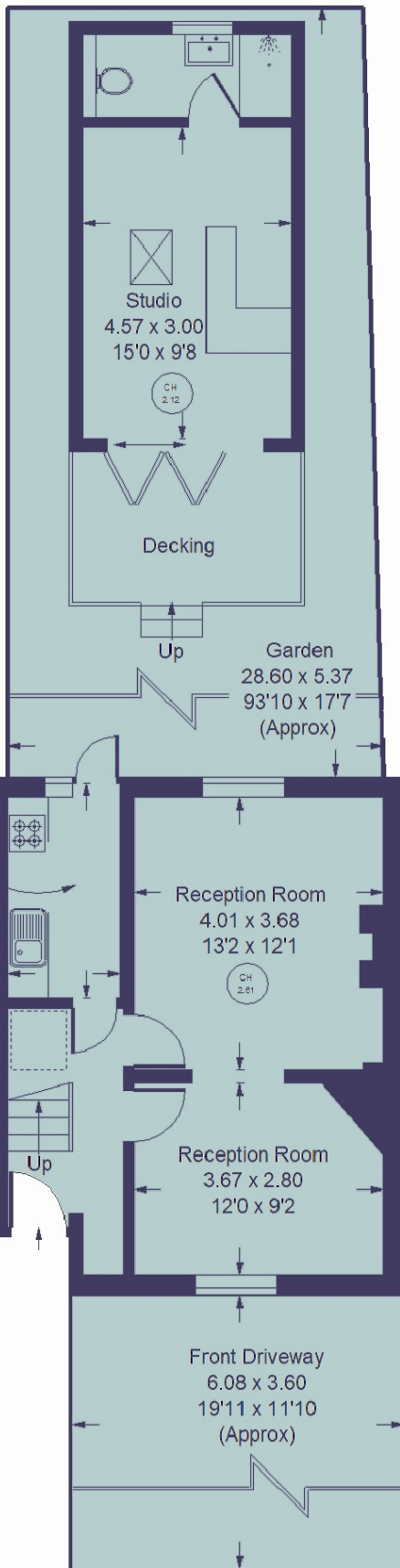
Asking Price: **£620,000**

Tenure: **Freehold**

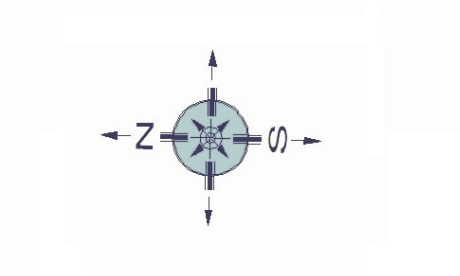
EPC Rating: **D59**


Parking: **Residents parking permit**

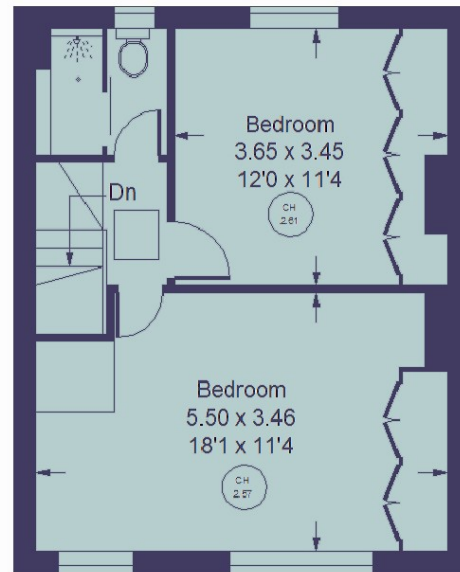
Council Tax: **Band D**



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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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.