

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

**Kerr & Co**



## Clifton Avenue, London W12

**A charming Victorian terraced house providing three double bedrooms and an impressive 85' rear garden.**

The accommodation provides two reception rooms, a kitchen / dining room leading on to the impressive rear garden, three double bedrooms, a shower room and bathroom. There is scope to enlarge the ground floor both to the rear and side return are of the garden as well as in to the loft space to create substantial family living over three floors. The garden is easily large enough for a substantial home office / studio without being detrimental to the overall size. The house is being sold chain free and would make a wonderful home for years to come.

**Guide Price: £1,045,000 Freehold**

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## Clifton Avenue, W12 9DR

Terraced Victorian three bedroom house with impressive rear garden measuring approx. 85 feet. Potential to enlarge to the rear and loft space subject to the usual consents .

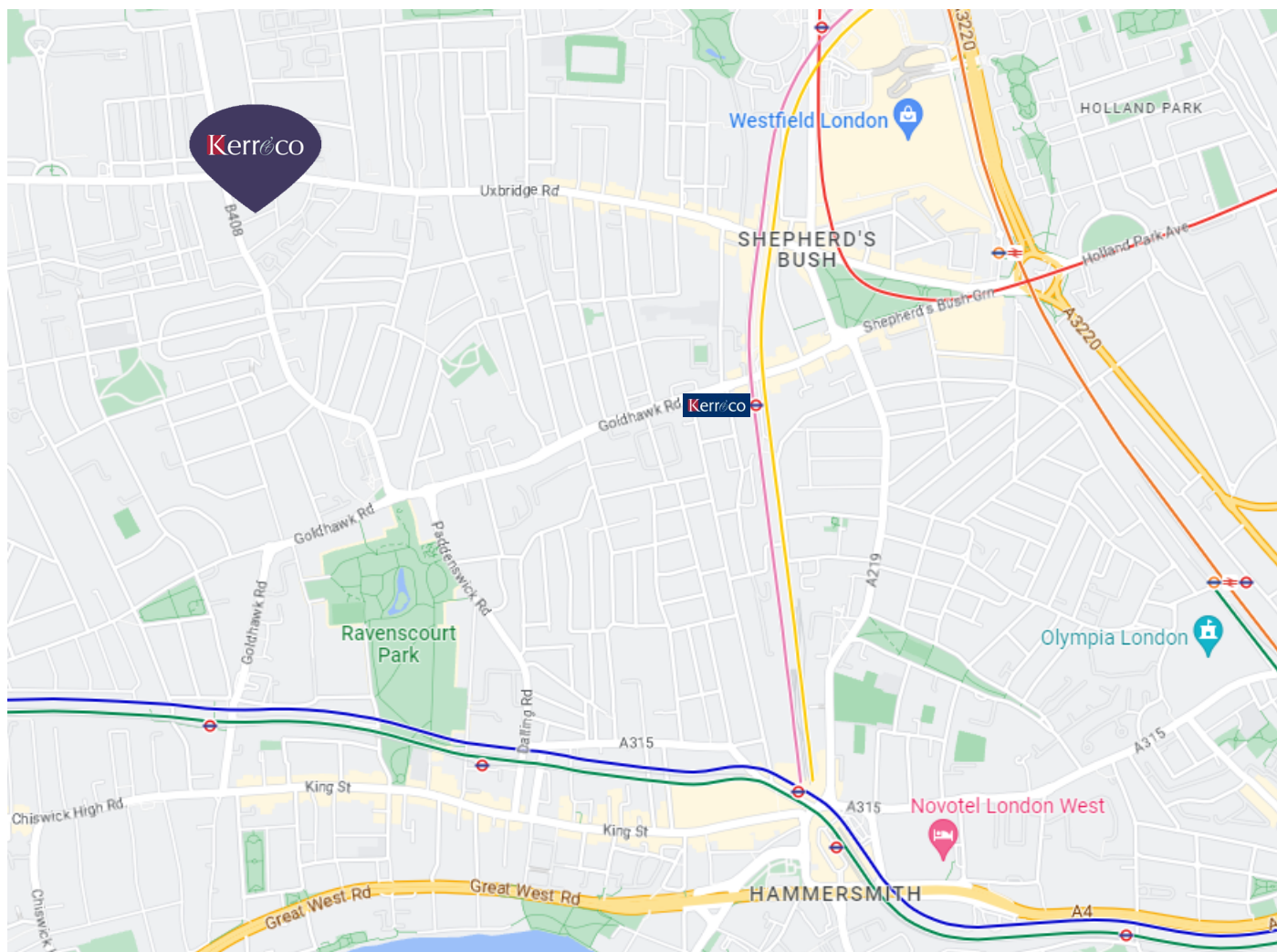
Two bathrooms.

Two reception rooms

Excellent location for ease of access to transport and leisure facilities at Shepherd's Bush Green and West London Westfield.

No onwards chain.

All photos are library images taken prior to the current tenancy.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   <b>C</b>
55-68	<b>D</b>	56   <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.



**Clifton Avenue, W12 9DR**

Three bedroom Victorian terraced house

Approximate gross internal floor area : **1,200 Sq. Ft. (111 Sq. M.)**

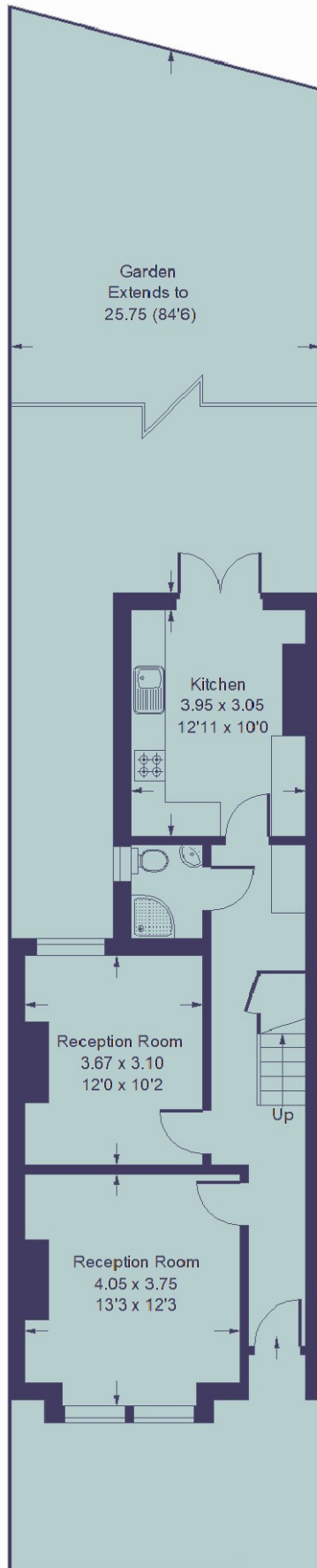
Guide Price: **£1,045,000**

Tenure: **Freehold**

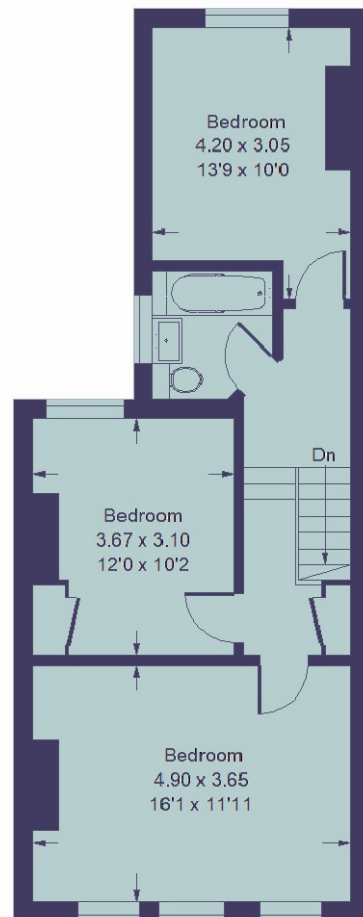
EPC Rating: **D56**

Parking: **Residents parking permit**

Council Tax: **Band F**



**Ground Floor**



**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.