

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

Kerr & Co



Roxwell Road, London W12

A beautifully presented two bedroom split level flat set over the top two floors of this Victorian converted building.

This well laid out flat has a lot of charm with many period features, comprising of reception room, kitchen/dining room, office, two double bedrooms and bathroom. This is also a stone's throw to the popular Askew Road home to Gail's Bakery, Ginger Pig Butcher/Deli and numerous independent shops and café's, within easy access of Ravenscourt Park with local transport links and shopping facilities at Hammersmith Broadway, Shepherd's Bush Green and West London Westfield.

Offers in excess of: £630,000 Share of freehold

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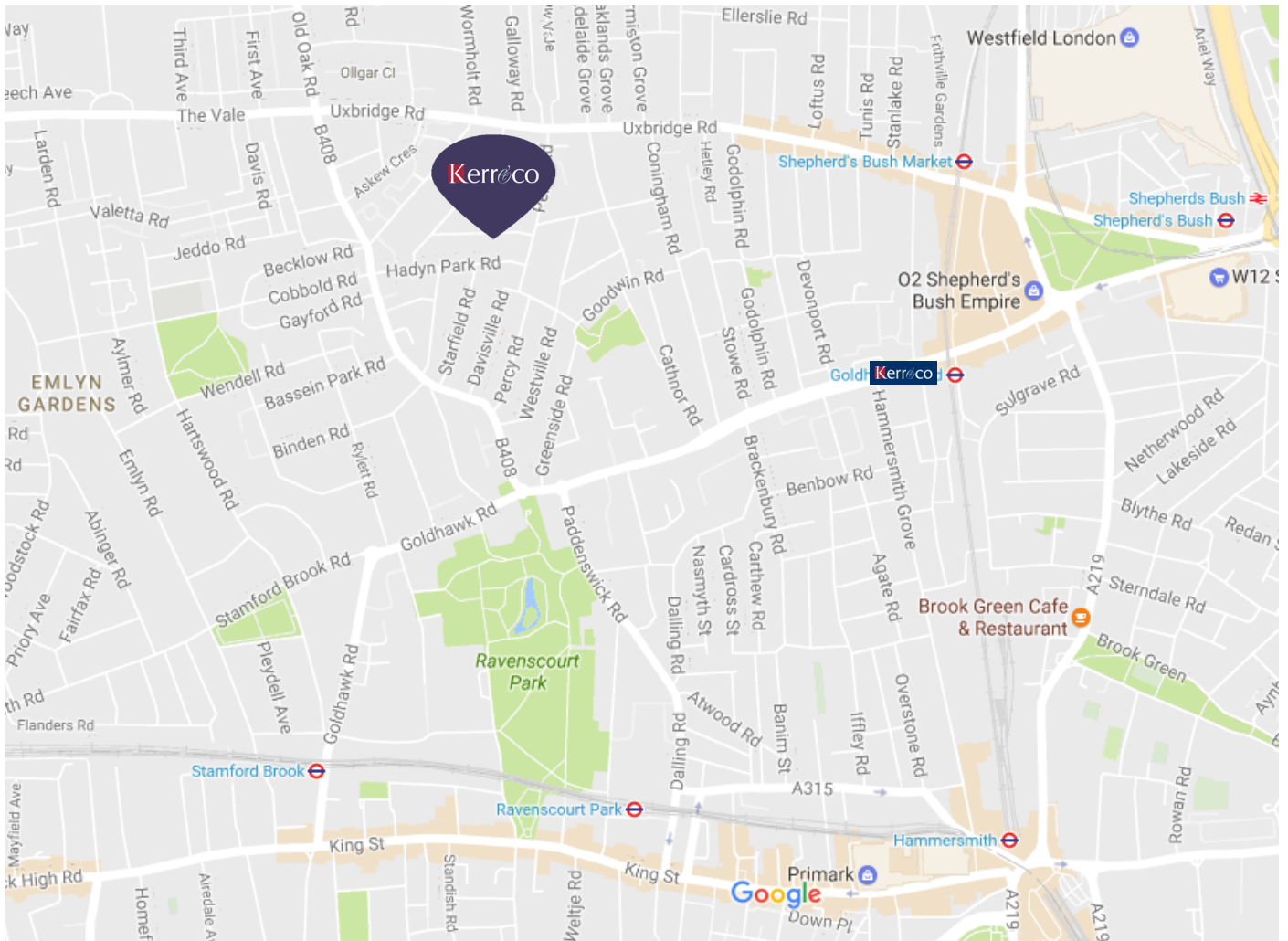
Roxwell Road, London W12 9QF

Beautifully presented and lots of period features.
A light split level over the top floors, offering 872
SQ FT of accommodation.

Converted Victorian building
Bathroom
Office Space.

Conveniently located near Askew Road for ease
of access to local transport, shopping and leisure
facilities with broader facilities being found at
Ravenscourt Park, Hammersmith Broadway and
West London Westfield complex.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

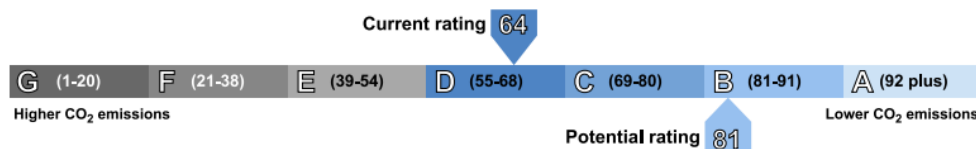
The graph shows the current energy efficiency of your home.

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.



Roxwell Road, London W12 9QF
Two bedroom split level flat over top two floors
 Approximate gross internal floor area = 872 Sq. M (81 Sq. M.)

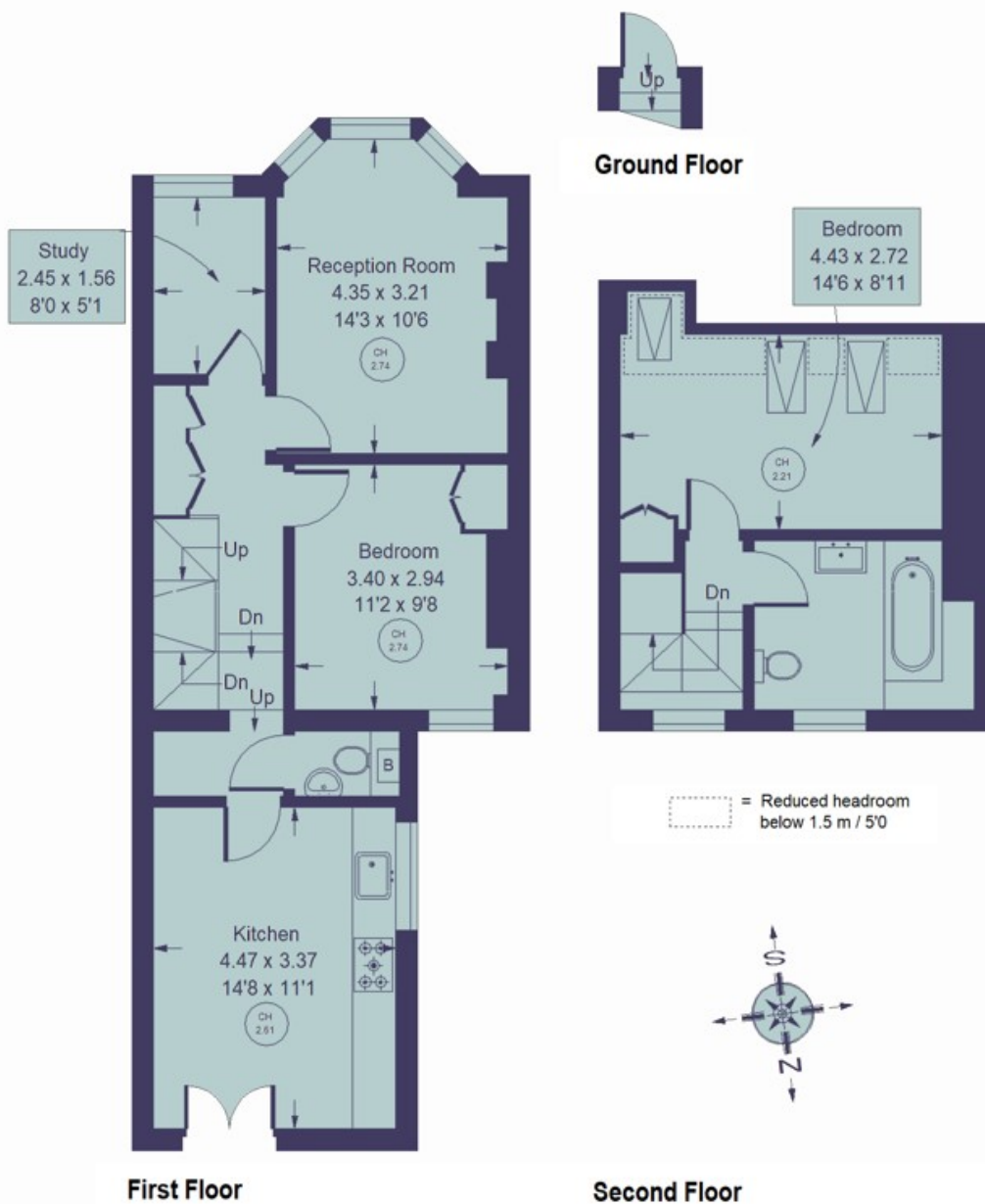
Offers in excess of: **£630,000**

Tenure: **Share of freehold**

EPC Rating: D67

Parking: Residents parking permit

Council Tax Band: D



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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.