

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

Kerr & Co



Hebron Road, London W6

A well presented and extended family home on one of Brackenbury's premier residential roads with in easy access to both Hammersmith and Shepherd's Bush town centres and the wealth of transport connections, shopping and leisure facilities located there.

This charming house provides over 2,500 square feet of accommodation over three floors. Providing a dual aspect reception room with feature fireplace and original ceiling mouldings, a spacious kitchen / dining room leading on to the rear garden which has rear pedestrian access to Hebron Road, a utility room and children's play room in the cellar, a principal bedroom with en suite bathroom occupying the first floor, an additional four bedrooms, separate shower room, family bathroom and ground floor cloakroom.

Asking Price: £2,000,000 - Freehold

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Hebron Road, London W6 0PQ

Family house with accommodation arranged over three floors and measuring in excess of 2,500 square feet.

Dual aspect reception room interlinking through to the kitchen dining room which in turn leads on to the secluded rear garden.

Principal bedroom suite.

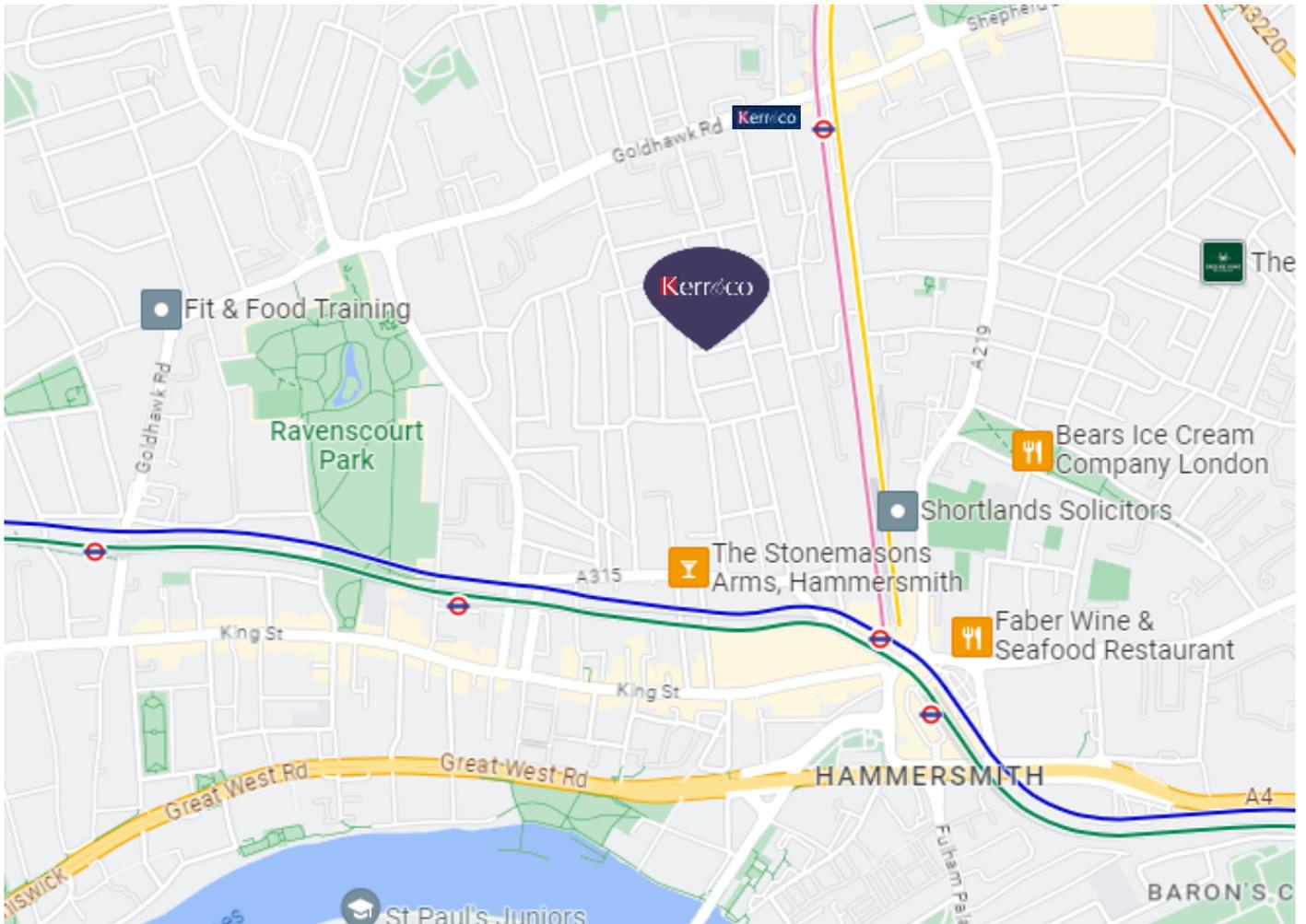
Four further bedrooms and two bathrooms.

Ground floor cloakroom.

Utility room and children's play room in the converted cellar.

Possibility to extend over the rear addition and creation of front light wells to the cellar subject to the usual consents.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 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.

Hebron Road, London W6 0PQ

Terraced Victorian house

Approximate gross internal floor area: **2,510 Sq. Ft. (233.18 Sq. M.)**

Asking Price: **£2,000,000**

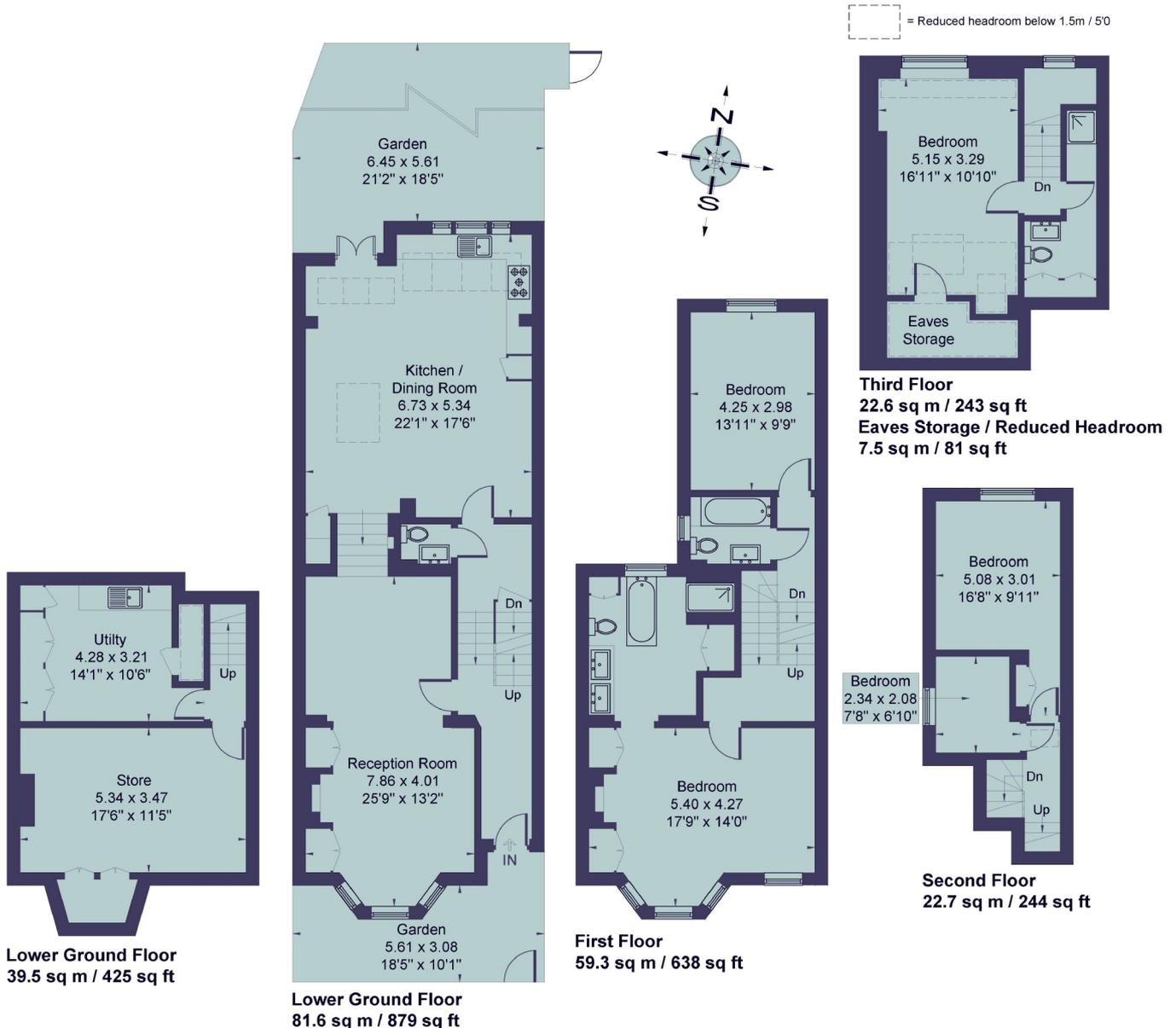
Tenure: **Freehold**

EPC Rating: **E48**

Parking: **Residents Parking Permit**

Council Tax: **Band G**

 = Reduced headroom below 1.5m / 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.

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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/fittings 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.