

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

**Kerr&co**



## Ellerslie Road, London W12

**An exceptional newly refurbished and extended two bedroom flat set over the top two floors of this Victorian converted building with balcony.**

This bright and spacious flat is entered in on the raised ground floor, comprising of two double bedrooms, shower room, open plan kitchen/reception room leading on to South facing balcony. Ellerslie Road is well placed for ease of access to the broad spectrum of local transport, shopping and leisure facilities located along the Uxbridge Road, Shepherd's Bush Green and at Westfield London.

**Offers in excess of: £599,950 Leasehold**

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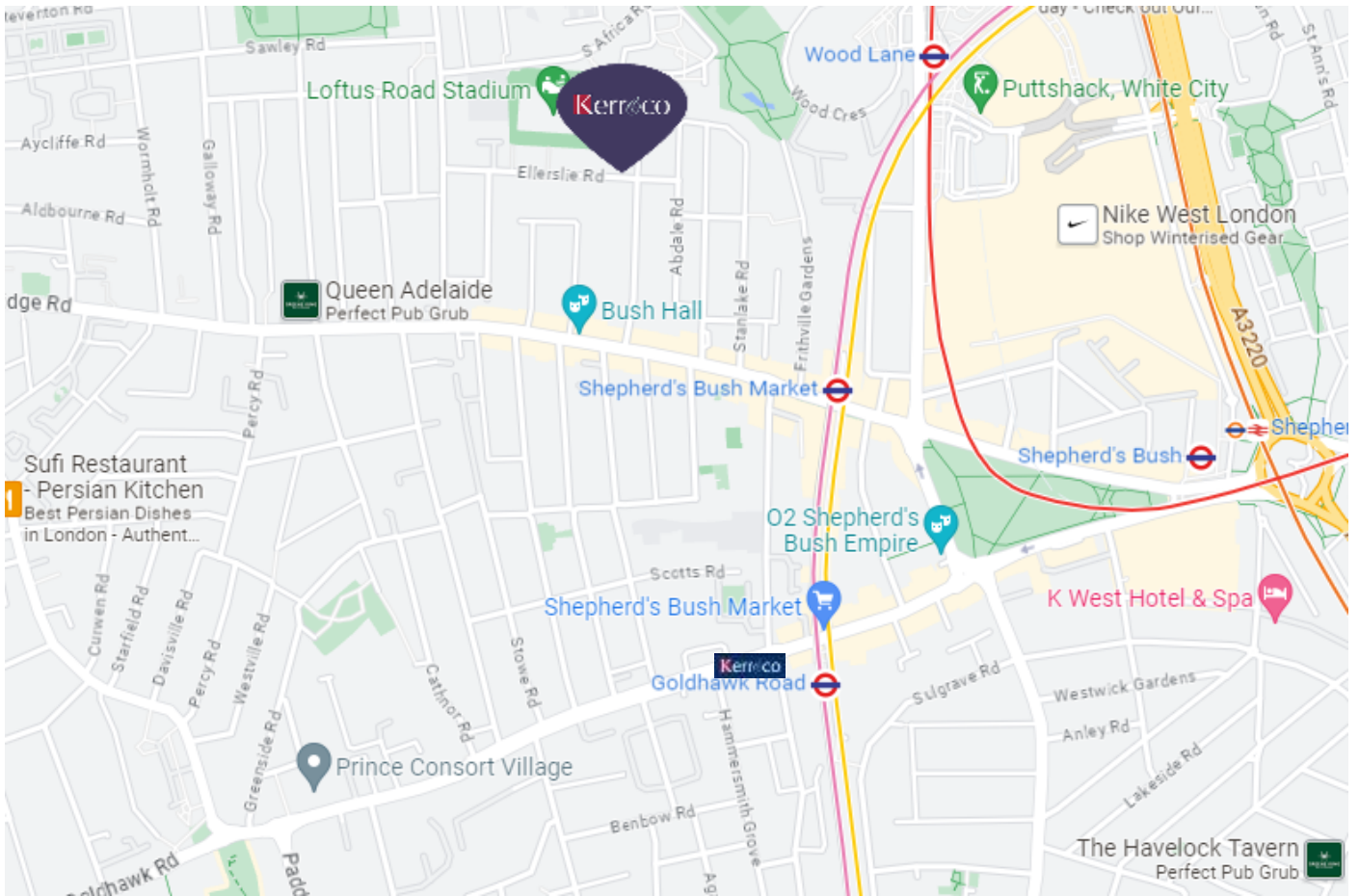


## Ellerslie Road, London W12 7BW



Two double bedroom split level flat over top floors of Victorian conversion offering 728 Sq. Ft of accommodation.  
Newly refurbished and extended flat.  
Bright and spacious.  
Open plan kitchen/reception room leading on to South facing balcony.  
.Finished to a high standard.  
Chain free.  
Fabulous location within easy access to, restaurants, bars, transport links and shopping facilities at West London Westfield complex, Shepherd's Bush Green and White City Living.  
Long lease.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 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.

**Ellerslie Road, London W12 7BW**

Two bedroom split level over top two floors in Victorian building

Approximate gross internal floor area: **728 Sq Ft/67.6 Sq M**

Offers in excess of: **£599,950**

Tenure: **Leasehold**

Lease: **124 years remaining**

Service charge: **TBC**

Ground rent: **TBC**

EPC Rating: **D68**


Parking: **Residents Parking Permit**

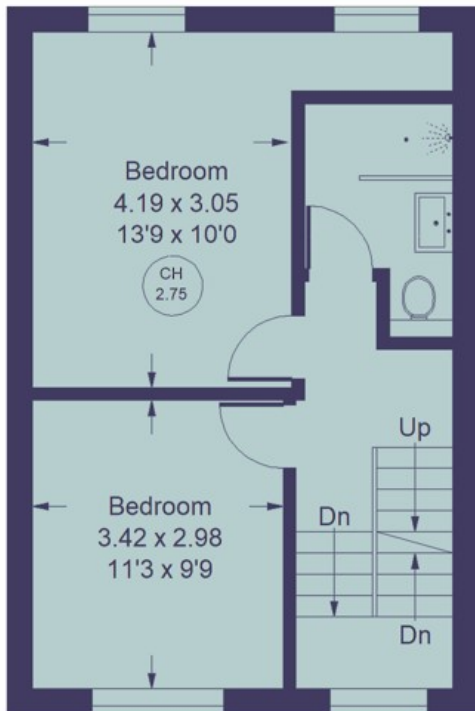
Council Tax: **Band C**



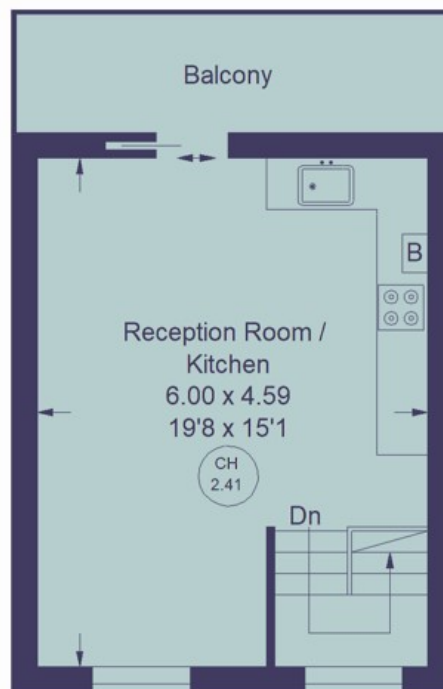
**Raised Ground Floor**



 = Reduced headroom below 1.5 m / 5'0



**First Floor**



**Second Floor**

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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.