

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

Kerr&co



Ormiston Grove, London W12

A large two bedroom upper Edwardian maisonette with scope to extend into the loft and create a roof terrace over the rear addition subject to planning permission and usual consents.

This bright and spacious flat offers 865 Sq Ft of accommodation, it would benefit with some modernisation and comprises of large reception room across the front, kitchen, bathroom, two double bedrooms and utility room (which could be adapted into an en suite). Ormiston Grove is a popular street within a short walk of a broad variety of local shops with wider facilities being found at BBC development and Westfield London as well as walking distance to White City (Central) and Shepherd's Bush Market (H&C) underground stations.

Asking Price: £600,000 Share of freehold

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Ormiston Grove, London W12 0JP

Light and spacious Upper Edwardian maisonette.

Offers 865 Sq Ft of accommodation.

Large reception room.

Two double bedrooms.

Bathroom.

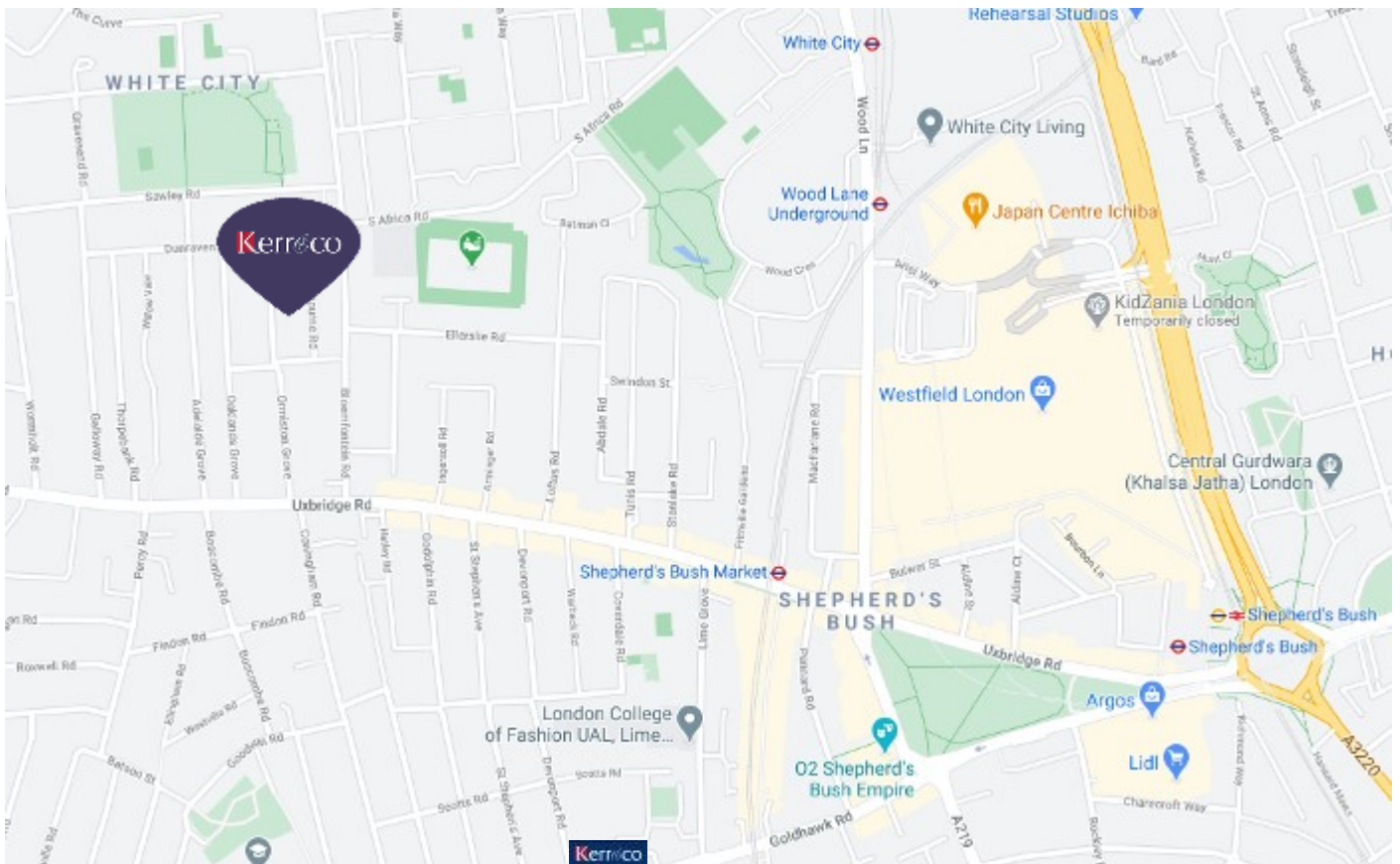
Separate kitchen.

The loft space is demised with scope to extend into loft, pod and roof terrace subject to planning permission and usual consents.

Close proximity to underground stations at Wood Lane, White City and Shepherd's Bush Market. Local shops include a Sainsbury Local, Co-Op and Londis all within a few minutes walk.

NB These are library photos





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	65 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.

Tenure details and other pertinent information

Tenure: Share of freehold

Service Charge: TBC

EPC Rating: **D58**

Parking: Residents parking permit

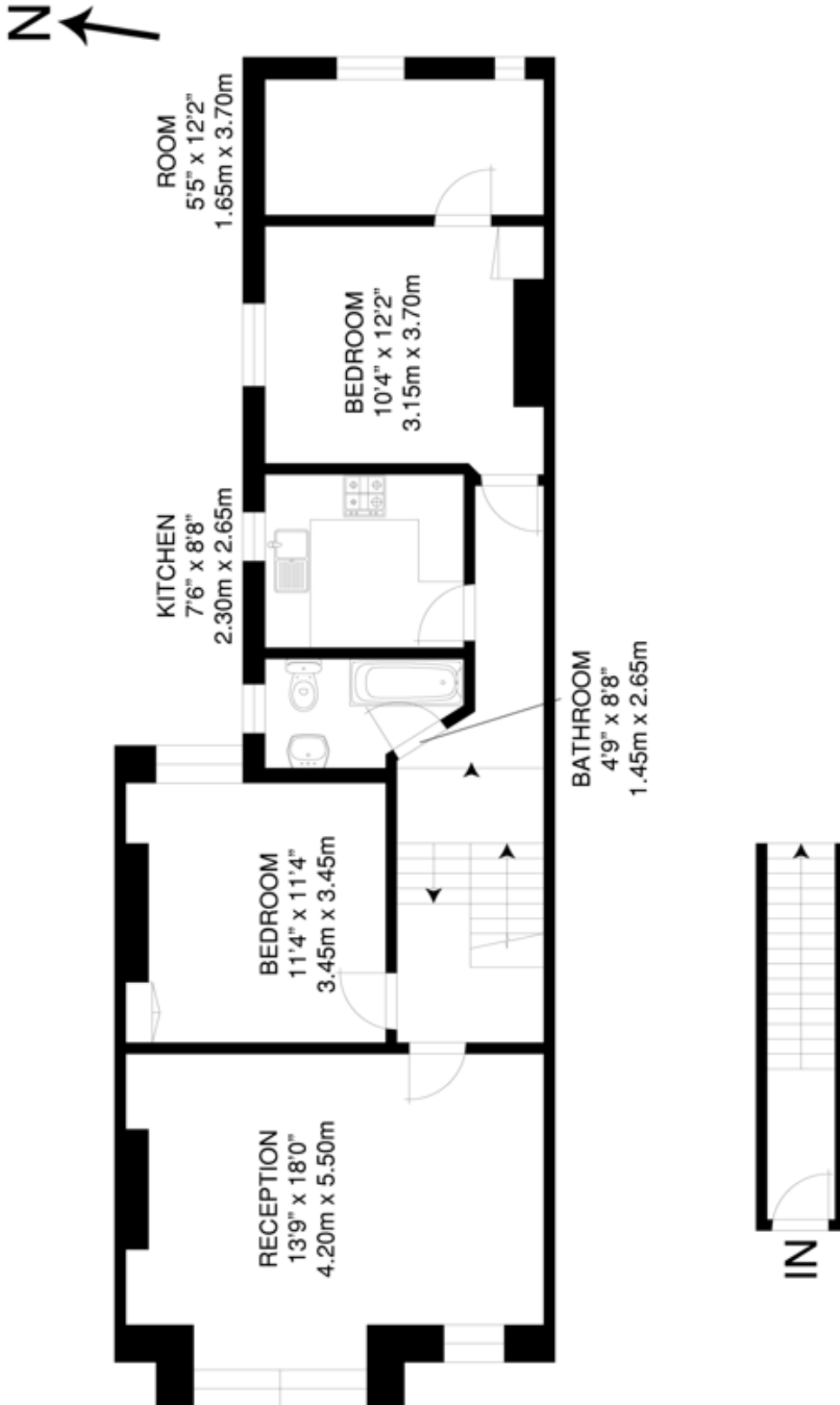
Council Tax: Band D

Connects utilities /services: Mains water and drainage, gas, electricity, telephone and broadband

Ormiston Grove, W12 0JP

Asking Price: **£600,000**

Two double bedroom upper Edwardian maisonette
Approximate gross internal floor area: **865 Sq. Ft. (80.44 Sq. M.)**



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.