



Birkbeck Grove, London W3

A wider than average, mid terraced, Victorian house providing three double bedrooms and offering scope to improve and extend subject to the usual consents.

The accommodation provides a dual aspect reception room, a kitchen leading on to the rear garden, a principal bedroom, the further double bedrooms, a single bedroom / study, family bathroom and separate cloak room. Birkbeck Grove is a popular residential street located South of Acton Park and short walk of Churchfield Road. Local shopping and transport connections can be found along Churchfield Road with its many boutique shops and the mainline station located there. There are numerous bus routes along The Vale to Shepherd's Bush and the transport hub located at Westfield London.

Asking Price: £750,000 Freehold

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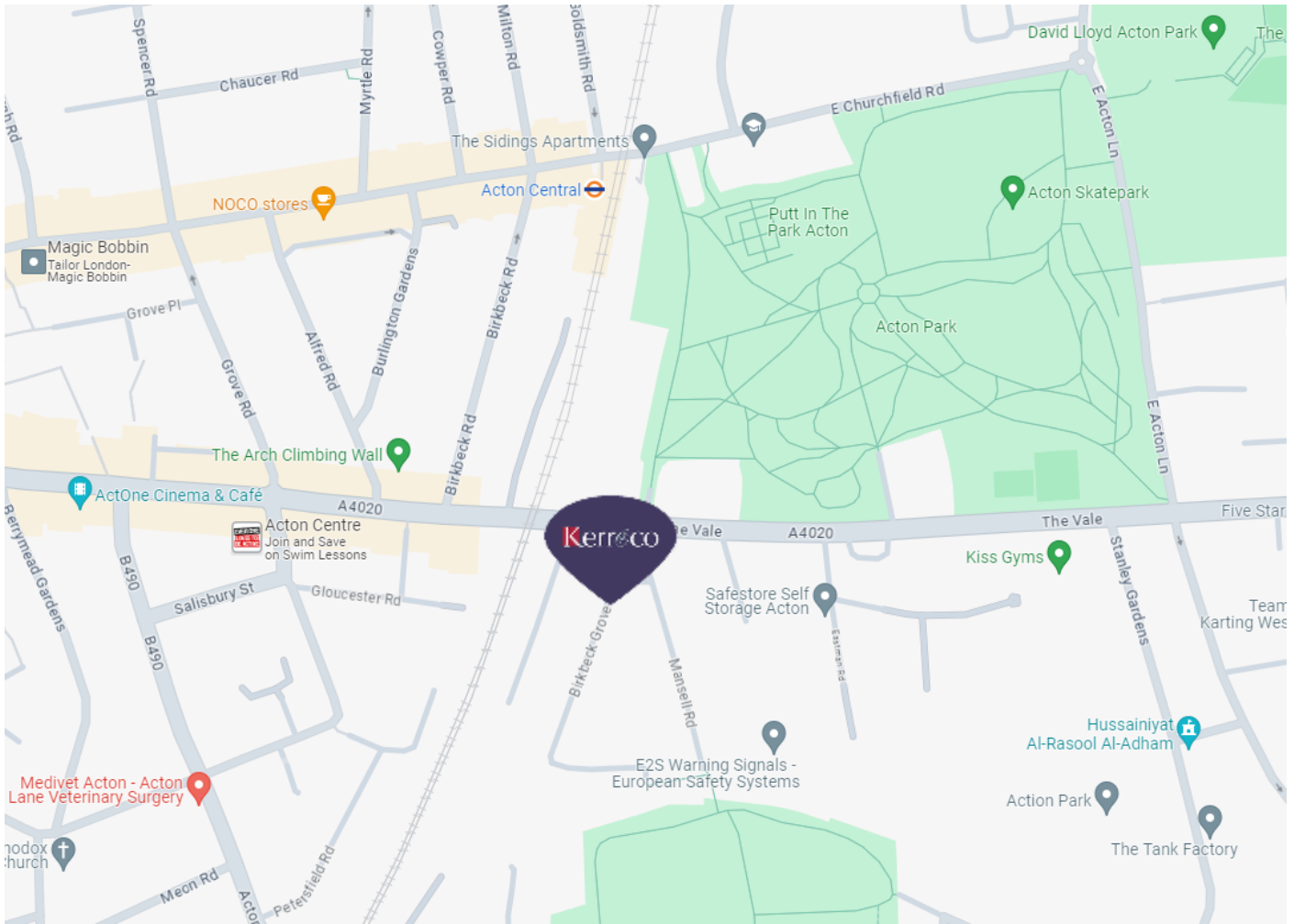


Birkbeck Grove, W37QD



Mid terraced Victorian house.
Offering potential to refurbish, re arrange the accommodation and extend subject to the usual consents.
Dual aspect reception room.
Kitchen leading on to the rear garden.
Principal bedroom.
Two further double bedrooms.
Single bedroom / study.
Set back off the road with a front garden.
East facing garden with open southerly aspect.
Family bathroom and separate cloakroom.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 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 and other pertinent information:

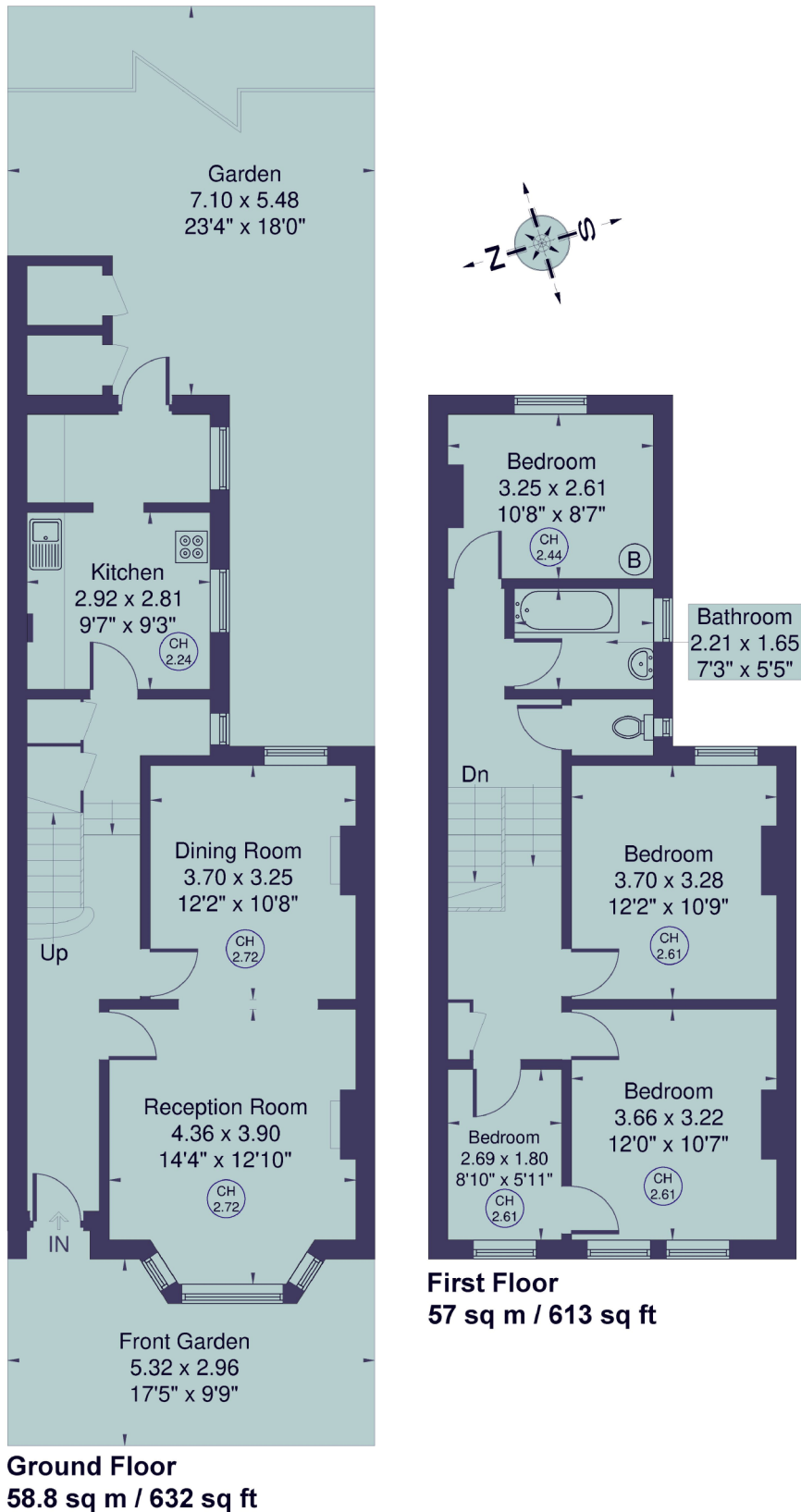
- Tenure: Freehold
- Parking: Local authority residents parking permit.
- Council Tax: Band E £2,249.98 for current financial year.
- Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband.
- Heating: Gas fired central heating via radiators.
- Accessibility: Stepped access to front door

Birkbeck Grove, W3 7QD

Asking Price: **£750,000**

Three bedroom Victorian terraced house

Approximate gross internal floor area: **1,245 Sq. Ft. (115.8 Sq. M.)**



Ground Floor
58.8 sq m / 632 sq ft

First Floor
57 sq m / 613 sq ft

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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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.