

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

**Kerr**&co



## DAVISVILLE ROAD, LONDON W12

**A stylish one bedroom top floor New York Loft style apartment with private roof terrace. The flat is recently refurbished to a high standard offering lots of light.**

The flat is entered on the floor beneath and the accommodation provides large bedroom with vaulted ceilings, shower room, West facing roof terrace accessed through electric hatch and open plan kitchen/reception room with storage into the eaves. Davisville Road is a popular residential road coming off ever changing Askew Road that offers a whole host of cafes, "The Eagle" gastro pub and the "Ginger Pig" Butcher/Deli. Ravenscourt Park tube station is just a stone's throw away and further a field you have transport links and shopping facilities along Chiswick High Road and West London Westfield Complex.

**Asking Price: £525,000 Leasehold**

020 8743 1166  
[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 4332  
[lettings@kerrandco.com](mailto:lettings@kerrandco.com)

[www.kerrandco.com](http://www.kerrandco.com)

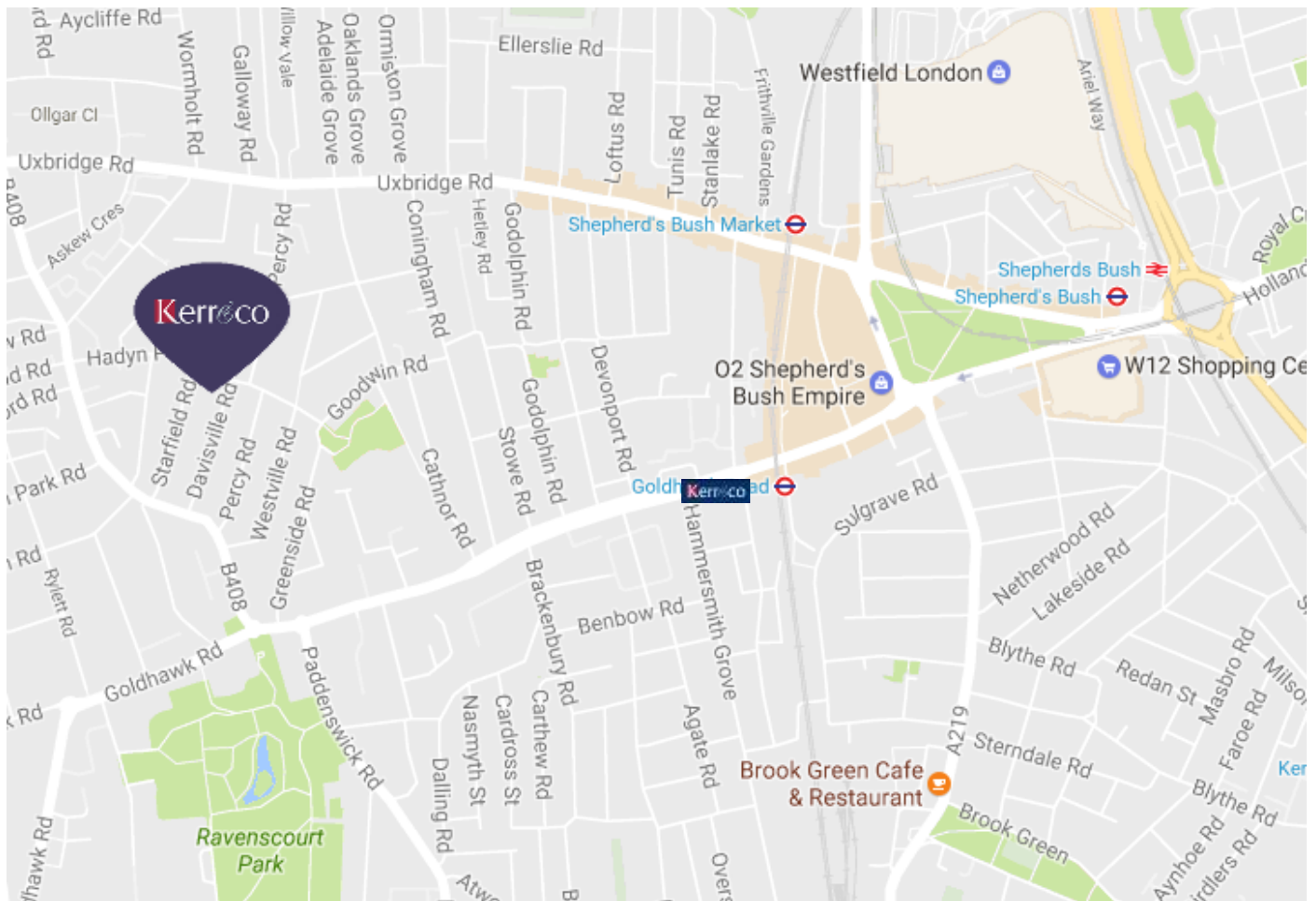




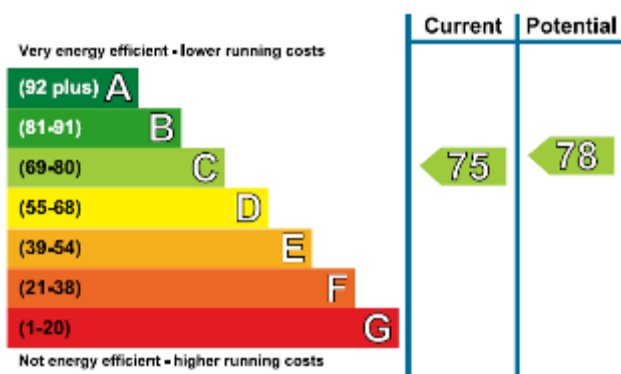
## **DAVISVILLE ROAD, LONDON W12 9SH**

WEST FACING ROOF TERRACE ACCESSED THROUGH  
ELECTRIC HATCH  
RECENTLY REFURBISHED TO A HIGH STANDARD  
NATURALLY LIGHT AND SPACIOUS ROOMS  
ENTERED ON THE FLOOR BENEATH  
LONG LEASE  
LOCATED OFF THE POPULAR ASKEW ROAD  
PROVIDING EASE OF ACCESS TO WIDE RANGE OF  
TRANSPORT AND LEISURE FACILITIES  
LARGE RECEPTION ROOM WITH OPEN PLAN  
KITCHEN





## Energy Efficiency Rating



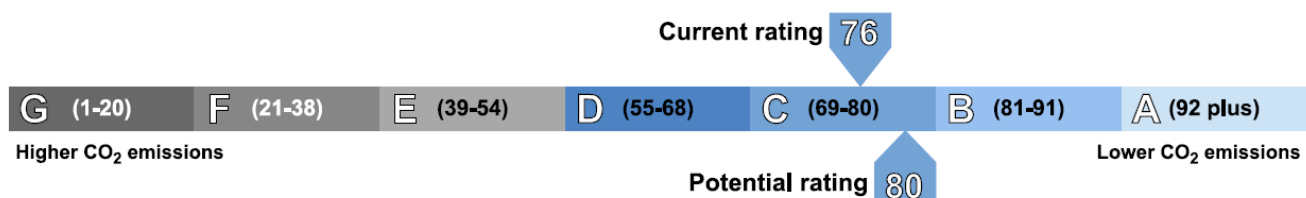
The graph shows the current energy efficiency of your home.

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.



DAVISVILLE ROAD, LONDON W12 9SH  
ONE BEDROOM TOP FLOOR FLAT WITH TERRACE  
APPROX. TOTAL INTERNAL AREA 645 SQ. FT. (59.9 SQ. M.)  
EAVES STORAGE 52 SQ.FT. (52 SQ.M.)

**Asking Price:** £525,000

**Lease:** Long lease

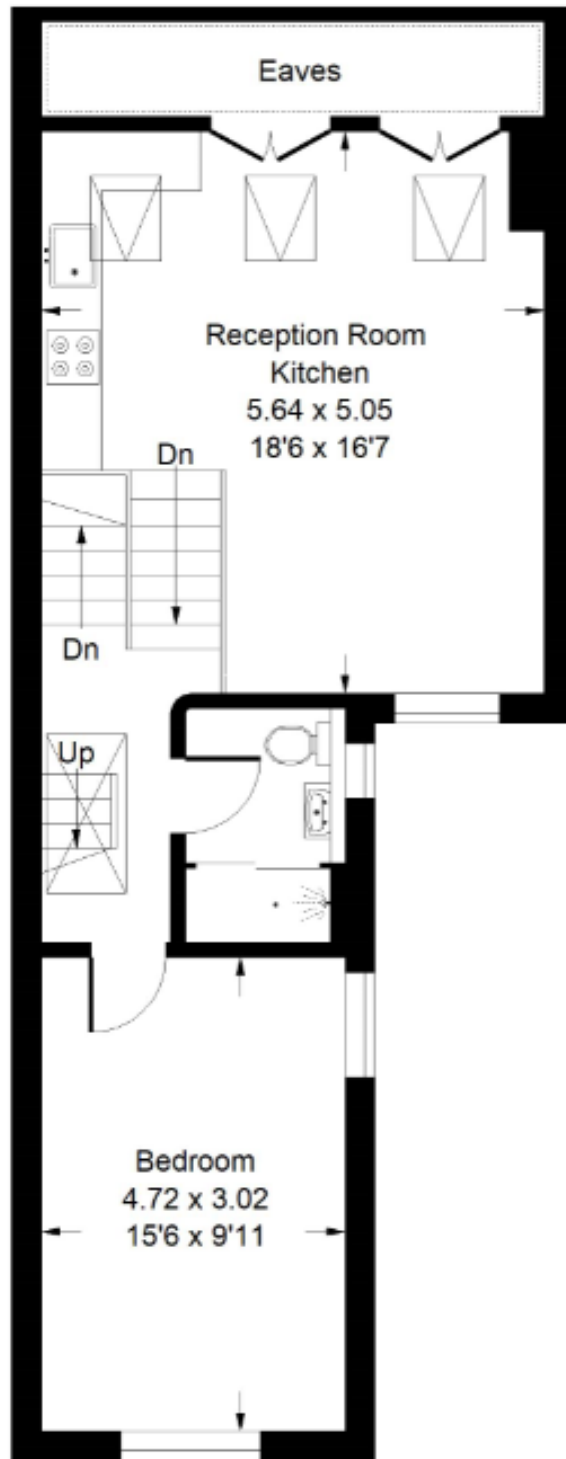
**Service Charge:** TBC

**EPC Rating:** C78

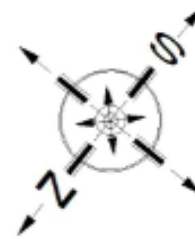
**Parking:** No Residents Parking Permit

**Council Tax Band:** D

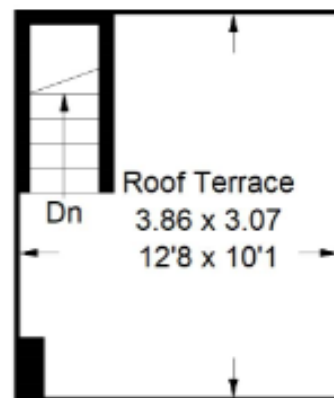
**NB:** These are library photos



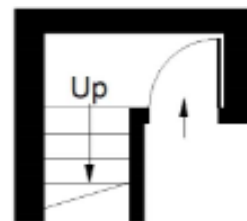
**Second Floor**



□ = Reduced headroom  
below 1.5 m / 5'0



**Third Floor**



**First Floor**

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.