



Hetley Road, London W12

An immaculate recently refurbished one bedroom garden flat set on the raised ground floor of this Victorian converted building.

This light and spacious flat has high ceilings making it feel very airy and has retained many of its period features with a grand stone fireplace, sash windows and cornicing. The property comprises of reception room that opens through to kitchen/dining room, steps down to private garden, bedroom and shower room. The flat is situated on this popular tree lined street off Uxbridge Road in a very sought after residential location, with easy access to transport links and shopping facilities at Shepherd's Bush Green and Westfield complex.

Asking price: £475,000 Share of freehold

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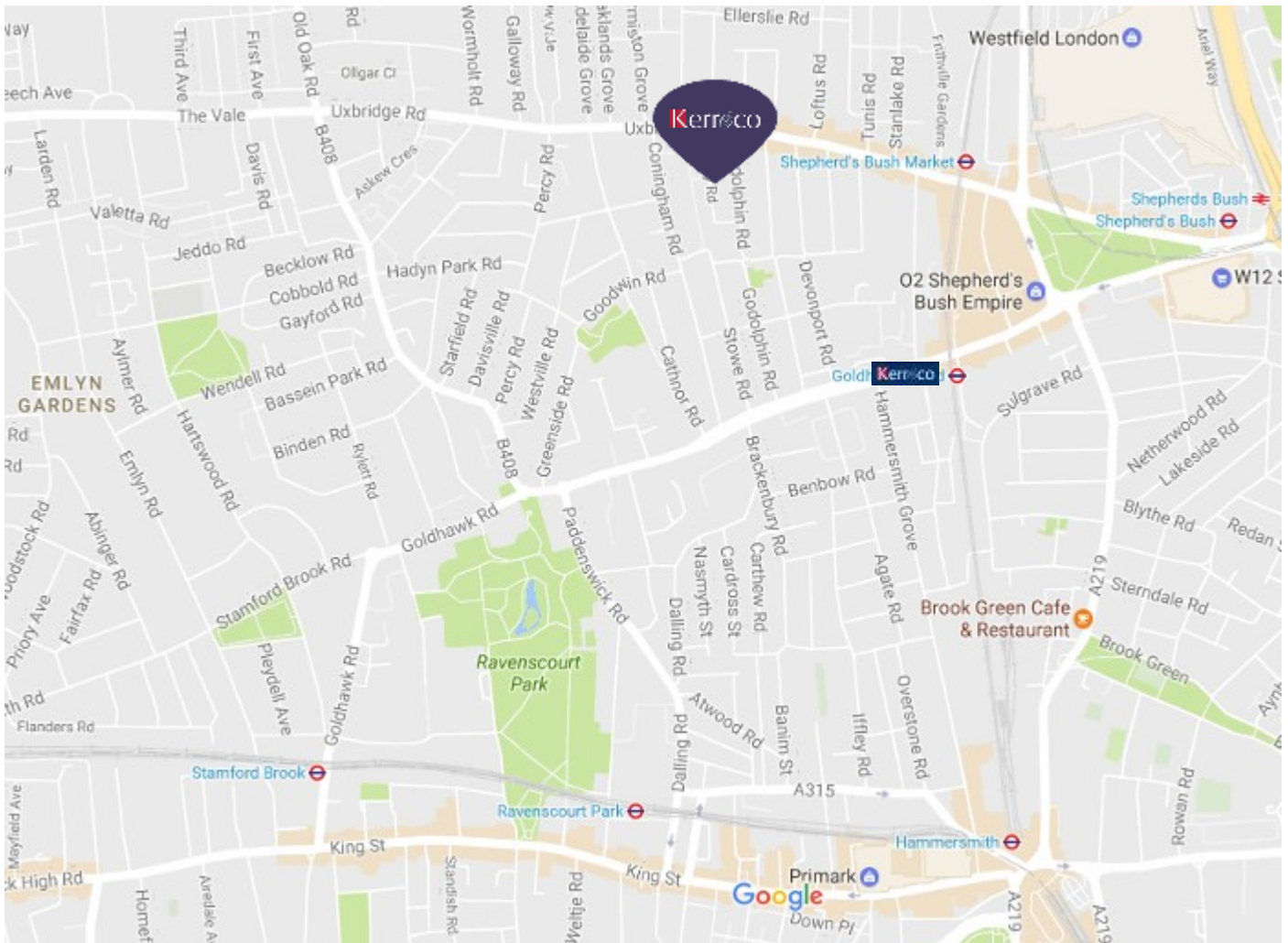
www.kerrandco.com



Hetley Road, London W12 8BA

One bedroom raised ground floor flat
Recently refurbished to a high standard
High ceilings, many period features
Double bedroom with built in wardrobes
Private garden
Kitchen/dining room
Beautiful finishes
Victorian conversion
Easy access to transport and shopping facilities
Shepherd's Bush Green and West London
Westfield Complex





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	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.

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One bedroom raised ground floor flat
Approx. Gross internal area **525 Sq. Ft. (48.8 Sq. M.)**

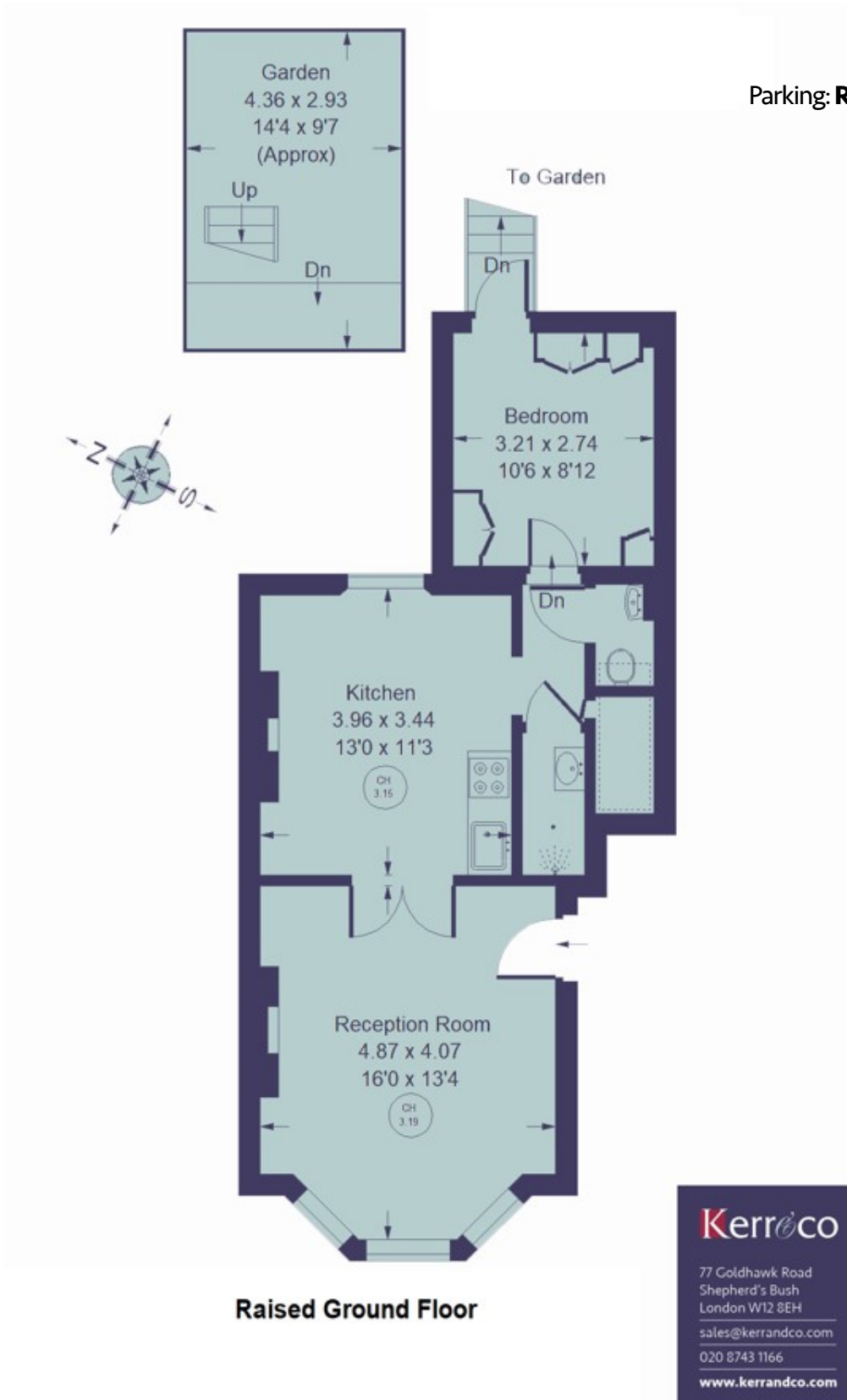
Tenure: **Share of freehold**

Asking price: **£475,000**

EPC Rating: **C73**

Parking: **Residents parking permit**

Council Tax: **Band C**



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.