

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

Kerr & Co



Eynham Road, London W12

A very well presented two bedroom Edwardian maisonette. This stylish property offers over 750 square feet and has direct access on to the large, shared, rear garden.

This well presented homely flat has retained many period charms and comprises two double bedrooms, bathroom, separate cloakroom, large rear shared garden which leads on to communal land to the rear and a generous reception room with open plan kitchen. Eynham Road is a quiet tree lined residential cul de sac, within easy reach of the broad array local facilities along North Pole Road as well as the underground and overland stations along Wood Lane, Ladbroke Grove and Shepherd's Bush. Shopping and leisure facilities can be found at Westfield London including John Lewis, SoHo house private members club.

Asking Price: £575,000 Leasehold

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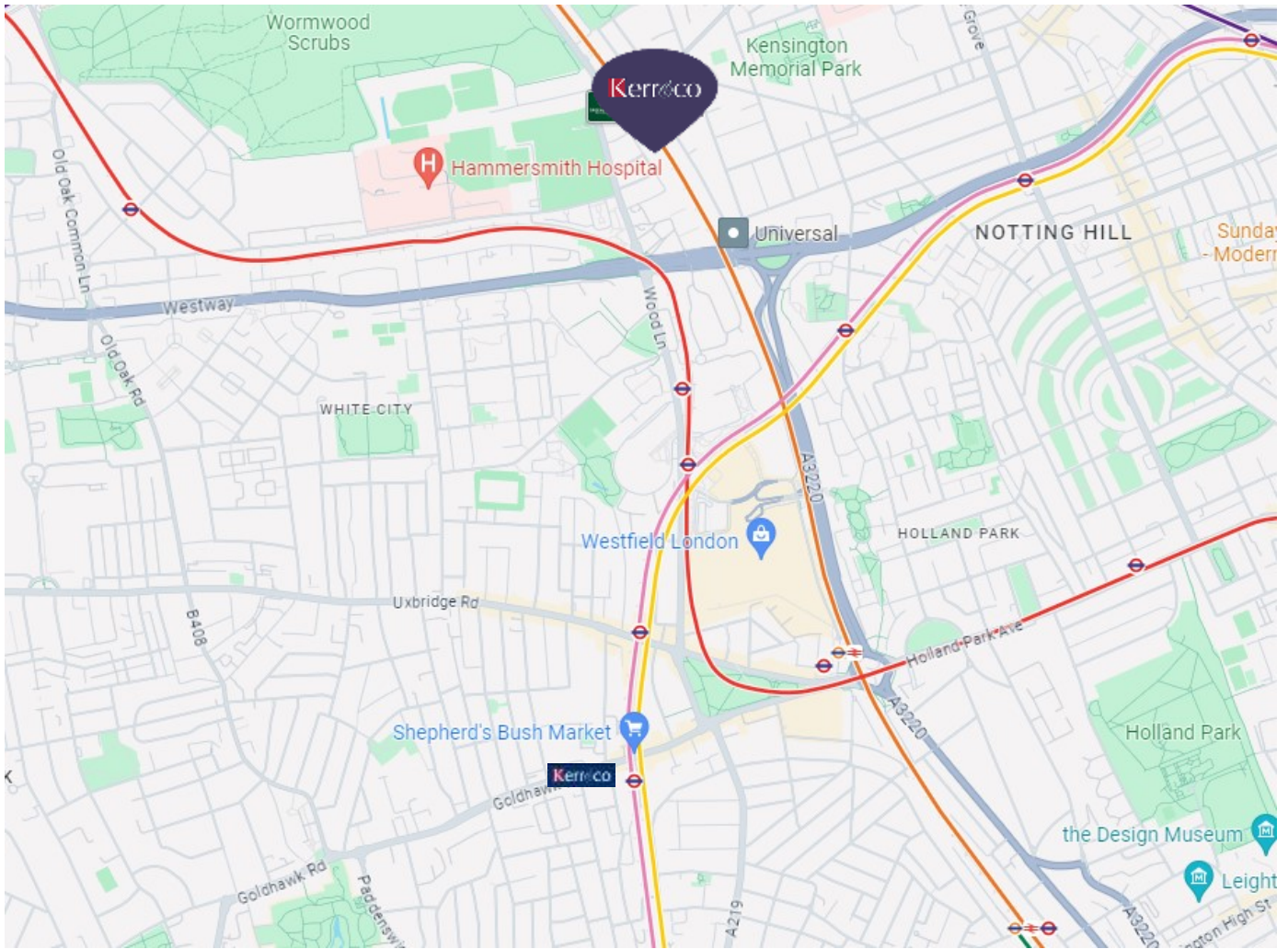
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Eynham Road, London W12 0HA

Many period features
Two double bedrooms
Generous reception room with open plan modern integrated kitchen
Direct access to the large shared rear garden
Bathroom and separate cloakroom.
Approximately 735 sq. ft. of accommodation
Quiet residential tree lined street
Purpose built Edwardian maisonette with own private entrance.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 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.

Tenure and other pertinent information:

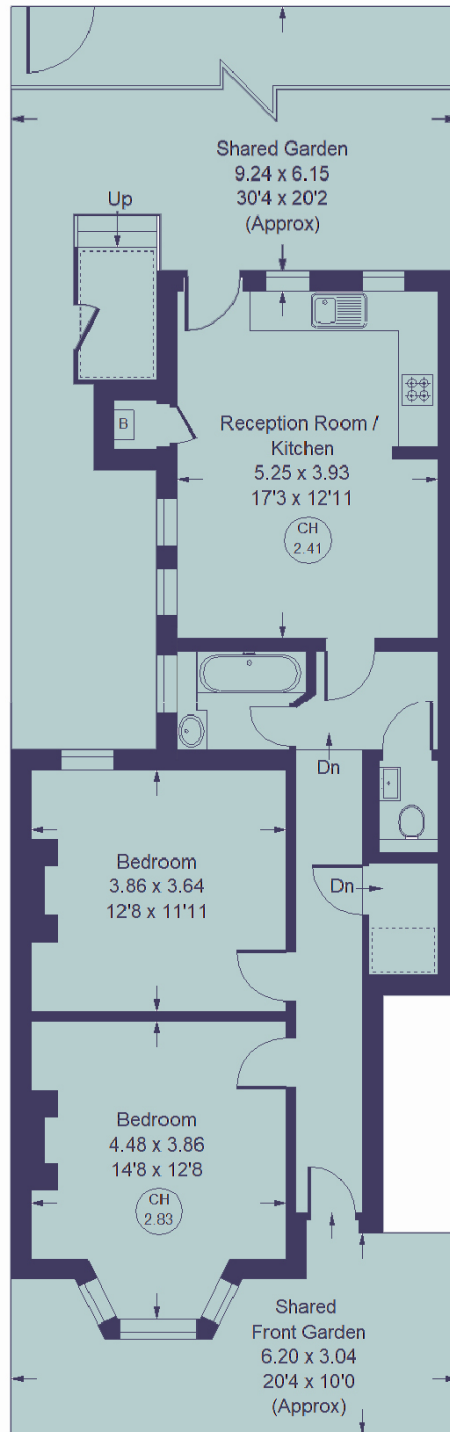
- Leasehold with a lease of 999 years from 28th May 1964
- Ground rent: £1 per annum
- Service charge: 50% of outgoings and £800 per annum for insurance for the flat only.
- Service charge covers: maintenance, repairs, buildings insurance.
- Parking: Residents Parking Permit
- Council Tax: Band D (£1386.77 for current financial year 24/25)
- 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

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Asking Price: **£575,000**

Purpose built Edwardian ground floor maisonette

Approximate gross internal floor area: **766 Sq. Ft. / 71.2 Sq. M.**



Ground Floor

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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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 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. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings 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.