



## Warbeck Road, London W12

**A spacious one bedroom garden flat set on the lower ground floor of this end of terraced Victorian house and providing over 700 square feet of accommodation. There is scope to extend and rearrange to create a two bedroom flat subject to the usual consents.**

This well presented flat comprises of reception room with feature fire place and sash bay windows, a generous double bedroom with fitted wardrobes and a sash window overlooking the rear garden, integrated kitchen, a bathroom with two windows and private rear garden. The flat is well presented throughout and offers modern living with in easy reach of the transport connections at Shepherd's Bush and Shepherd's Bush Market (Hammersmith & City, Central and Circle underground lines) as well as the shopping and leisure facilities at Westfield London including John Lewis, SoHo house private members club.

**Offers in excess of: £450,000 Leasehold**

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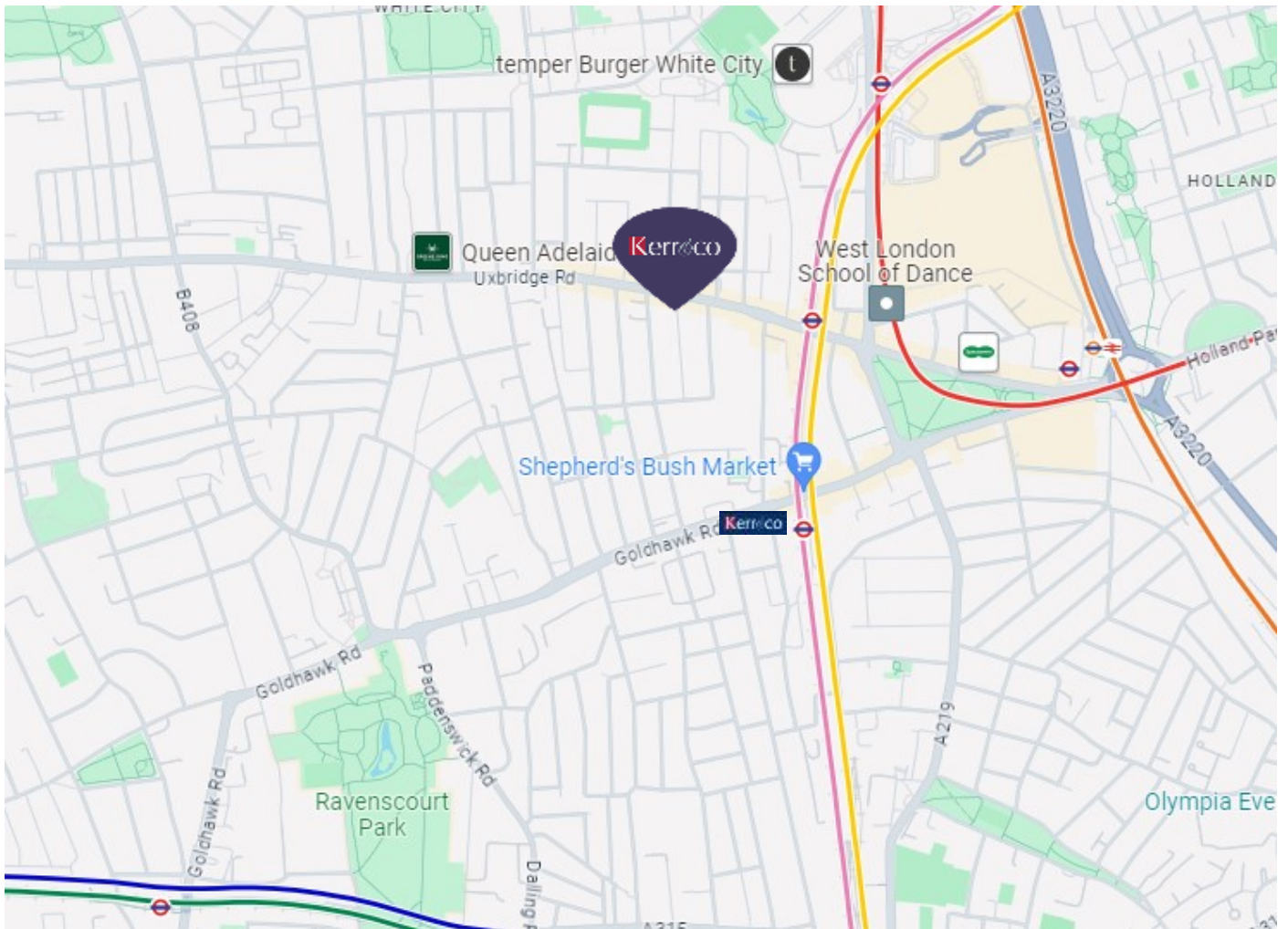


## **Warbeck Road, London W12 8NT**

Spacious one bedroom flat set on the lower ground floor of this converted Victorian end of terrace house. Generous reception room with feature fireplace and sash bay windows. Large double bedroom with fitted wardrobes and a sash window overlooking the garden. Integrated kitchen. West facing private rear garden. Bathroom.

Well located for ease of access to White City and Wood Lane underground stations (Central, Circle and Hammersmith & City lines).





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 42 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 120 years from 25th March 1988

Ground rent: £80 rising every 33 years

Service charge: £800 per annum

Service charge covers: maintenance, communal electricity, repairs, buildings insurance.

Parking: No right to a residents parking permit

Council Tax: Band D (£1386.77 for current financial year)

Connected services / utilities: Mains water and drainage, electricity, telephone and broadband (fiber) available locally.

Heating: Gas central heating via radiators. Boiler installed in 2020 and last serviced in 2023

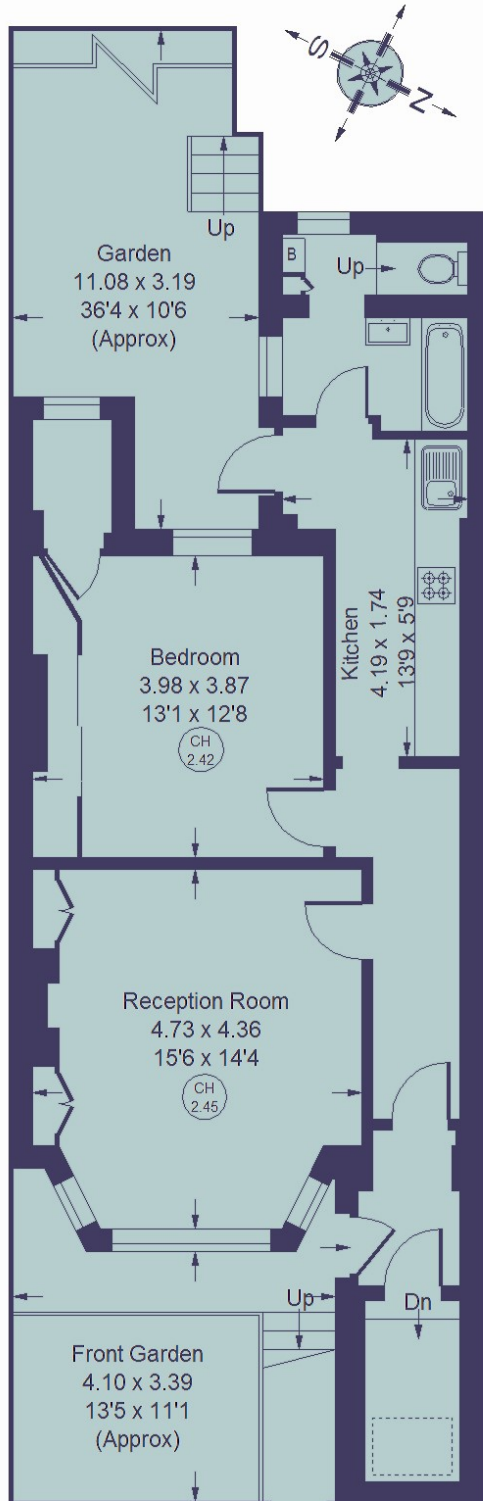
Accessibility: Steps down to front door and up to the rear garden.

**Warbeck Road, Shepherd's Bush W12 8NT**


Offers in excess of: **£450,000**

Lower ground floor one bedroom garden flat

Approximate gross internal floor area: **703 Sq. Ft./ 65.3 Sq. M.**



**Lower Ground Floor**

 = Reduced headroom below 1.5 m / 5'0

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.

**Kerr & Co**

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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 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.