

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

Kerr & Co



Aldensley Road, London W6

A fantastic opportunity to acquire and improve this end of terrace Victorian mixed use building with off street parking to the rear. The property has the benefit of current planning consent (Ref: 2020/02254/FUL) to extend to create two self contained flats 1 x 2 bed and 1 x 3 bed whilst retaining the shop although we believe there could be a better scheme subject to a new planning application.

The property currently comprises a lock up ground floor shop and a separate residential unit over lower, ground and first floors. To the rear is off street parking and a patio garden with an open Southerly aspect overlooking Godolphin and Latymer school playing fields. The residential accommodation provides a kitchen / living room on the lower ground floor providing access to the rear patio, on the ground floor is a bedroom and a family bathroom and the top floor provides two further bedrooms and a reception room. The property is exceedingly well situated for ease of access to both Hammersmith and Shepherd's Bush town centres with their respective transport connections and broad spectrum of shopping and leisure facilities.

Asking Price: £995,000—Freehold

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Aldensley Road, Hammersmith, W6 0DH

Planning approval (2020/02254/FUL) for conversion into two self contained flats providing 1 x 2 bed and 1 x 3 bed and retaining the current commercial unit.

Off street parking to the rear of the property.

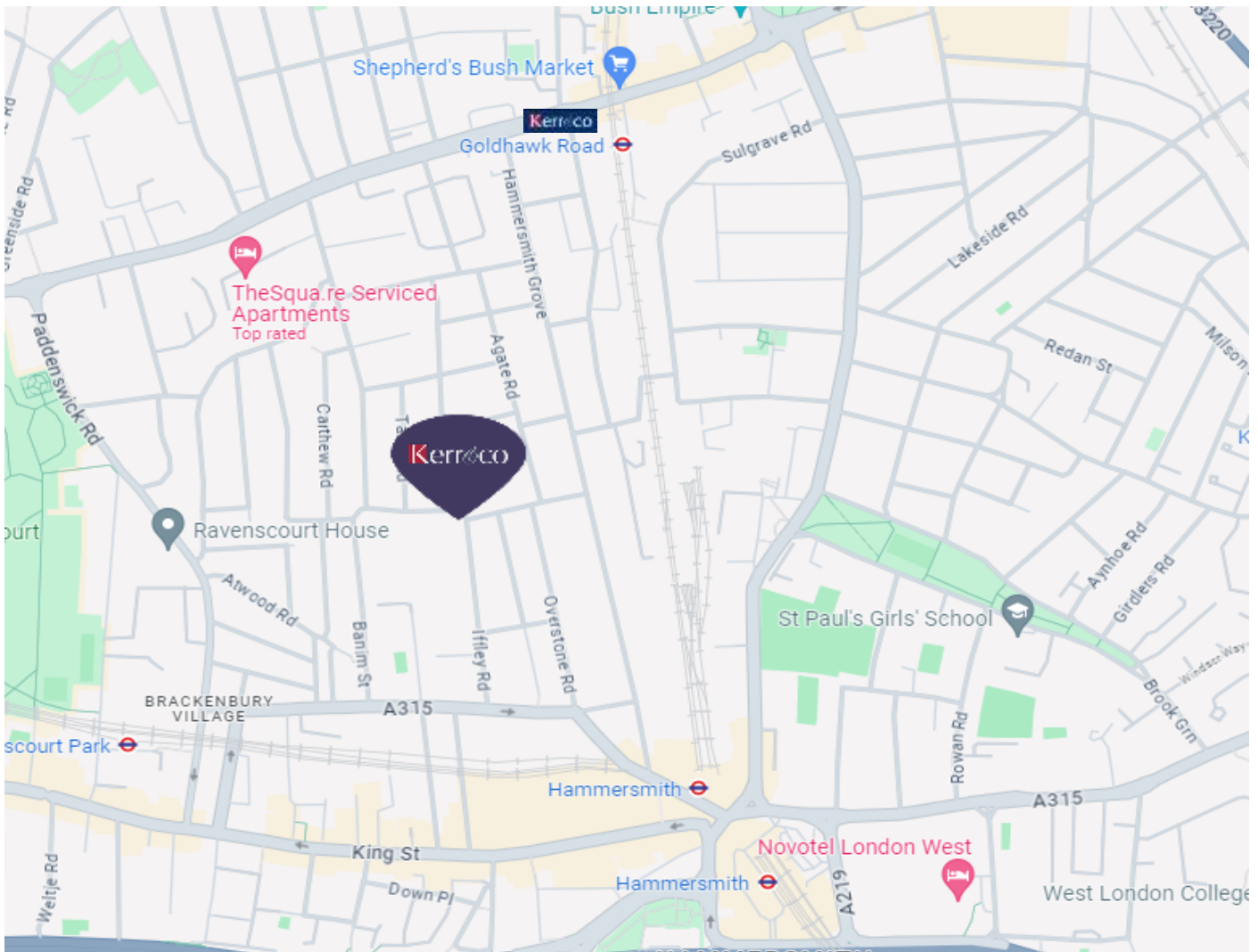
Centrally located for ease of access to both

Hammersmith & Shepherd's Bush town centres.

Open Southerly aspect overlooking Godolphin and Latymer School playing fields.

We believe there might be permitted development rights to change the commercial to residential but buyers should rely on their own enquiries in this regard.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	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

Freehold

Parking: Off street parking to the rear of the property. The permitted scheme would have a parking preclusion and buyers should make their own enquiries in this regard

Council Tax: Band C (£1,232.68 for current financial year)

Commercial rateable value: £12,250

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

Heating: Gas central heating via radiators

Accessibility: Level access to front door and stairs to all floors

Joint agent: Jeremy Barnard JMW Barnard LLP, 17 Abingdon Road, Kensington W8 6AH
 Tel: 020 7938 3990 Email: jb@jmwbarnd.com Website: www.jmwbarnd.com

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Asking Price: **£995,000**

End of terraced mixed use Victorian building

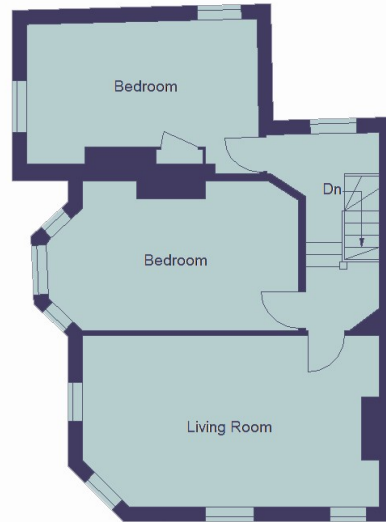
Approximate gross internal floor area: **188.0 sq m / 2024 sq ft** including basement and attic

Aldensley Road, W6

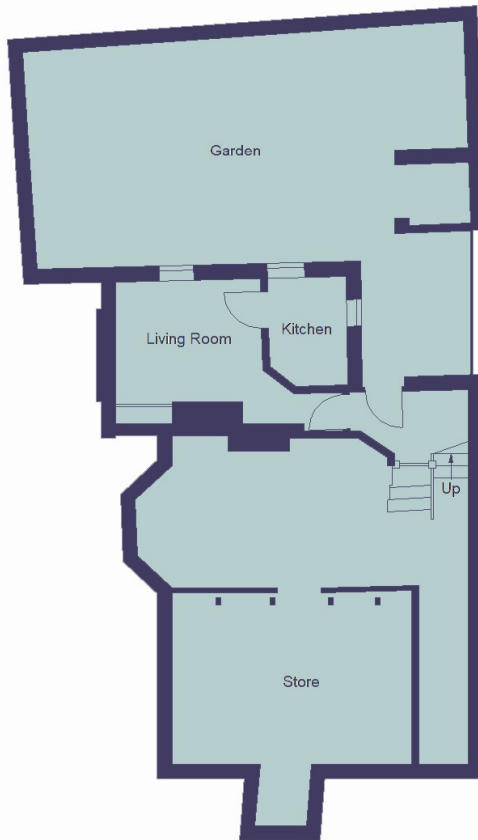
Approx Gross Internal Area = 122.6 sq m / 1320 sq ft
Basement = 60.4 sq m / 650 sq ft
Attic = 5.0 sq m / 54 sq ft
Total = 188.0 sq m / 2024 sq ft



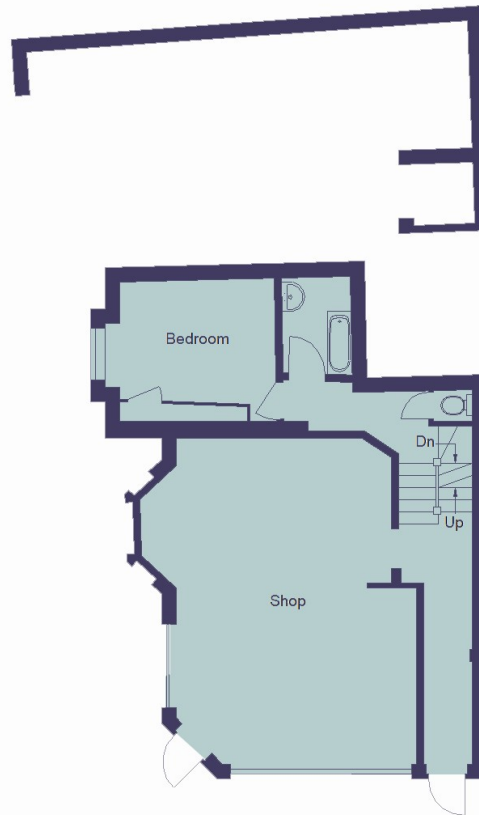
Existing - Attic



Existing - First Floor



Existing - Lower Ground Floor



Existing - 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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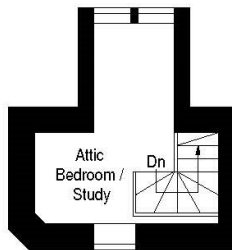
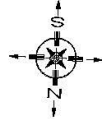
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Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should 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/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.

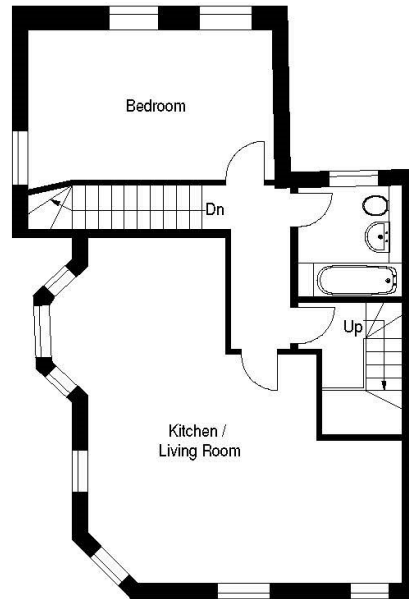
Aldensley Road, Proposed Plans

Aldensley Road, W6

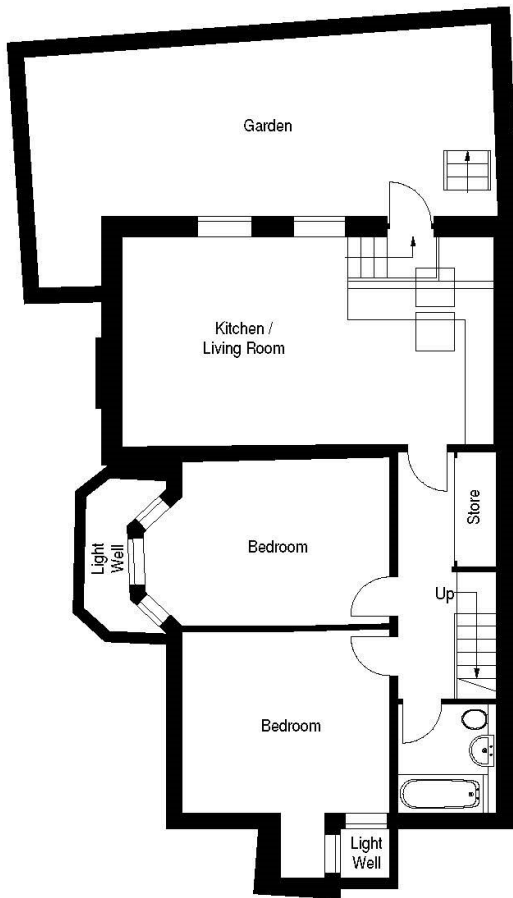
Approx Gross Internal Area = 124.0 sq m / 1335 sq ft
Basement = 74.0 sq m / 796 sq ft
Attic = 11.0 sq m / 118 sq ft
Total = 209.0 sq m / 2249 sq ft



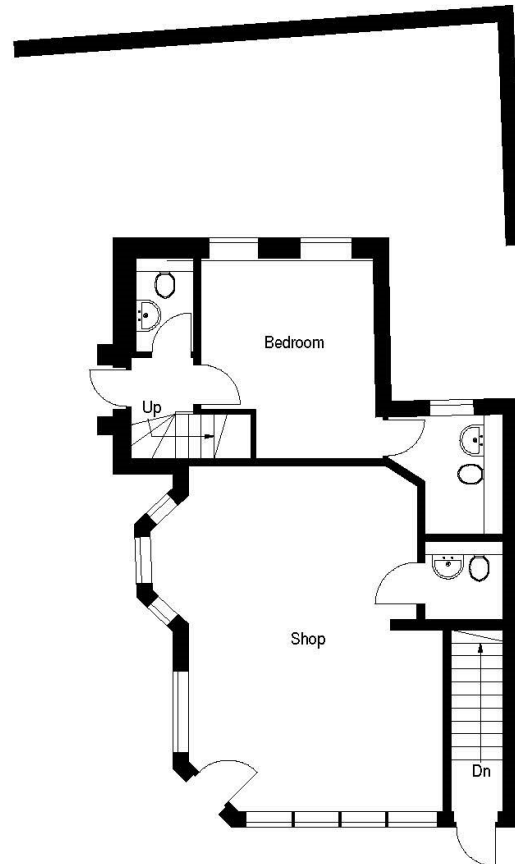
Proposed - Attic



Proposed - First Floor



Proposed - Lower Ground Floor



Proposed - Ground Floor