



Iffley Road, London W6

A spectacular family home ideally located in the heart of leafy Brackenbury Village. The current owners have extended in to the side return and basement to create a unique home providing almost 1,900 square feet of internal space yet with the ability to extend further subject to the usual consents.

The accommodation provides: interlinking reception rooms which in turn link through to the extended kitchen / dining room, a rear private patio garden, a basement room with front light well and excellent ceiling height, a principal bedroom which occupies the entire first floor and has vaulted ceilings, two further double bedrooms one with an en suite bathroom and walk through wardrobe and a further family bathroom. Iffley Road is a quiet residential street with in easy walking distance to both Hammersmith and Shepherd's Bush town centres which provide transport connections including 5 different tube lines, bus routes and for the motorist easy access to the main arterial routes to and from central London. There are a plethora of excellent local schools and a broad variety of shopping along King Street and Westfield London.

Asking Price: £1,550,000 Freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com





Iffley Road, London W6 OPF

Unique family home in the heart of Brackenbury Village.

Both basement and side return extensions have been carried out with further potential to extend subject to the usual consents.

Currently provides almost 1,900 square feet of internal space.

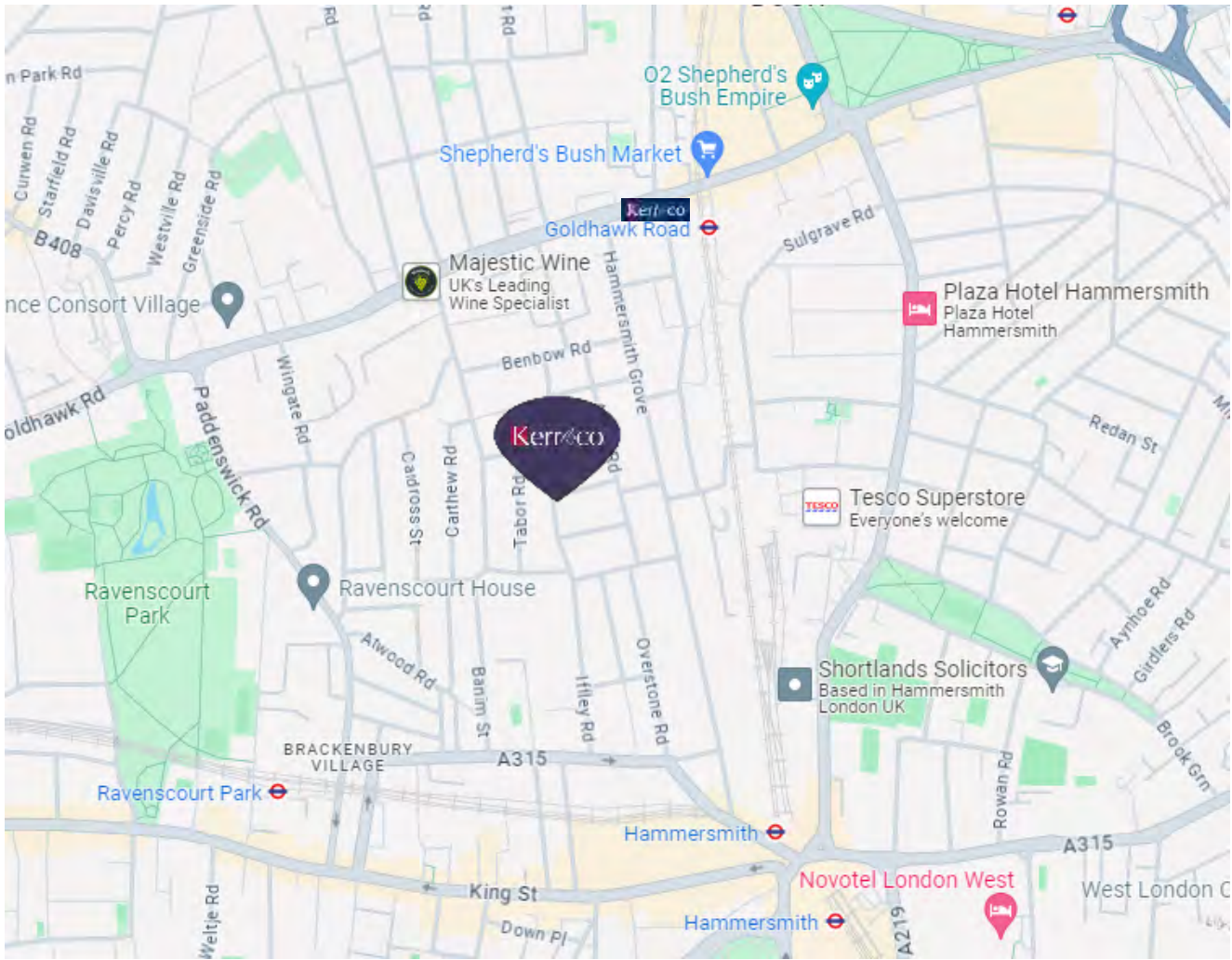
Principal bedroom with vaulted ceilings.

Interlinking reception rooms.

Kitchen / dining room.

Two further double bedrooms and two bathrooms.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 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: LBHF residents parking permit

Council Tax: Band F (£2,003.10 for current financial year)

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

Heating: Gas central heating via radiators to all rooms

Accessibility: Step to front door and internal stairs to all floors

Surface water flood risk: Medium—between a 1% to 3.3% chance per annum

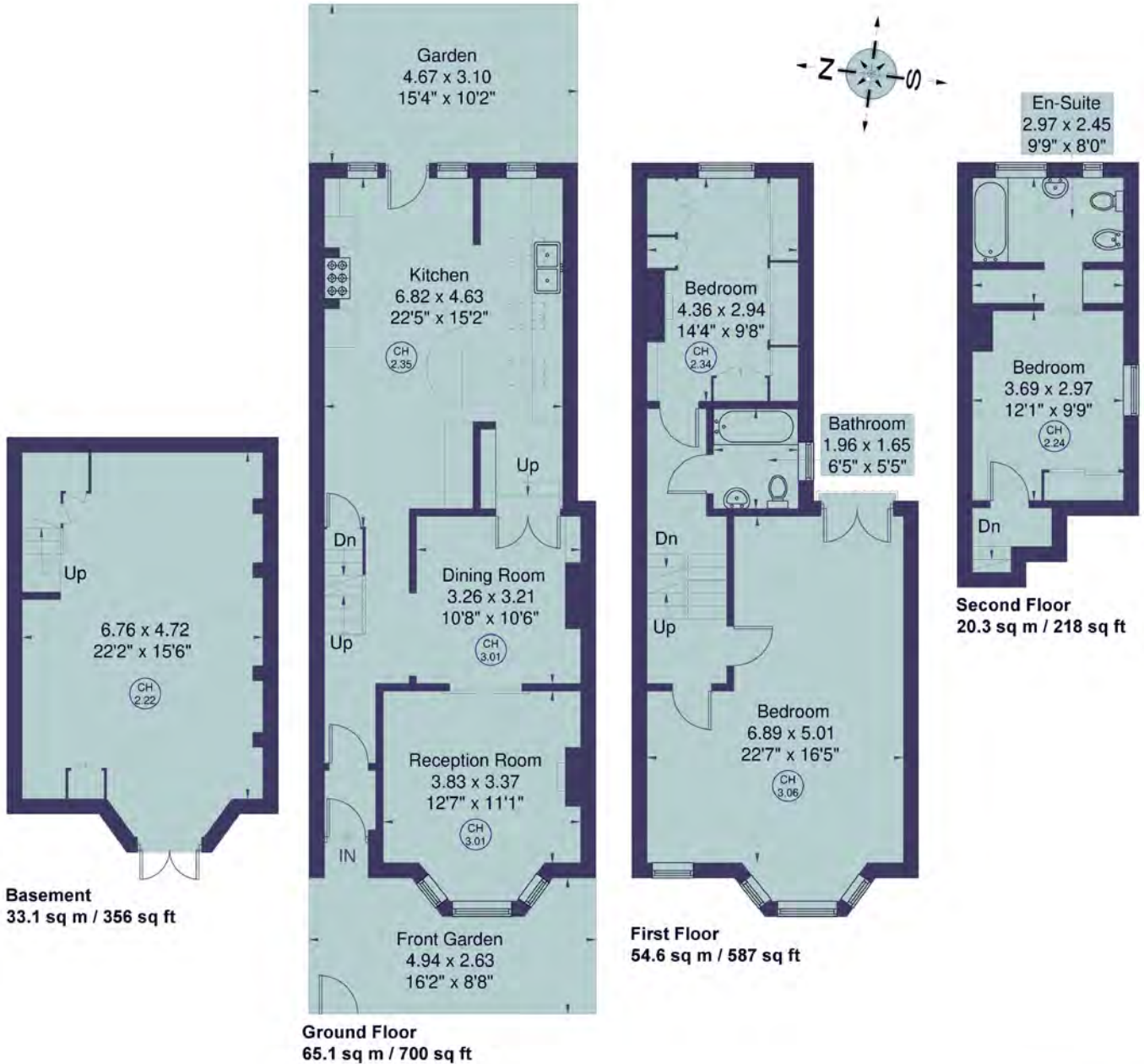
Rivers and the sea flood risk: Very low risk of flooding less than 0.1% per annum

Iffley Road, London W6 0PF

Asking Price: **£1,550,000**

Mid terraced Victorian house

Approximate gross internal floor area: **1,861 Sq. Ft. / 173.1 Sq. M.**



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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Kerrico
77 Goldhawk Road
Shepherd's Bush
London W12 8EH
sales@kerrandco.com
020 8743 1166
www.kerrandco.com

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