



## 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: £1,449,500 Freehold**

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## 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.

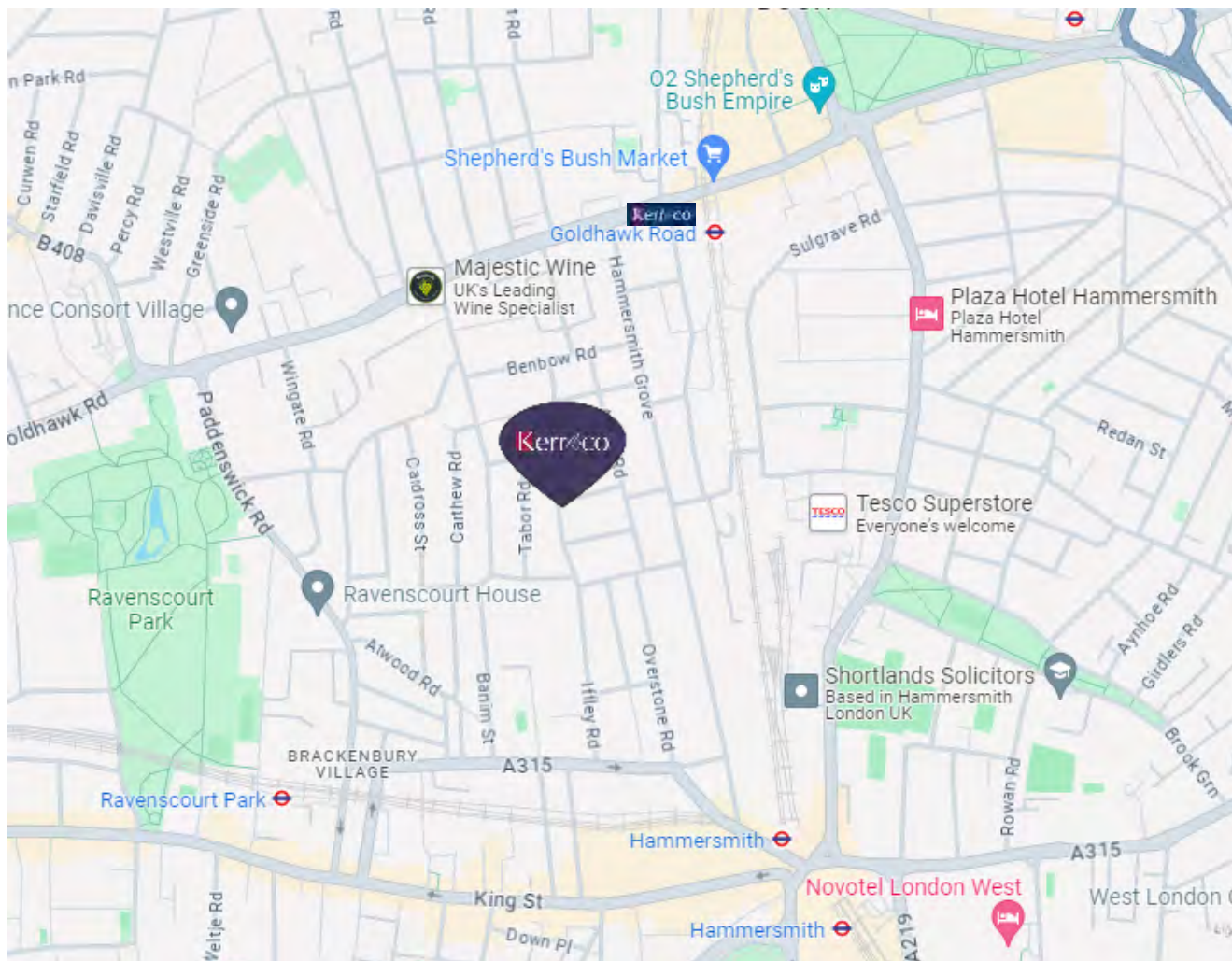
Interlinking reception rooms.

Kitchen / dining room.

Two further double bedrooms and two bathrooms.







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		74 C
55-68	<b>D</b>		
39-54	<b>E</b>	45 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

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

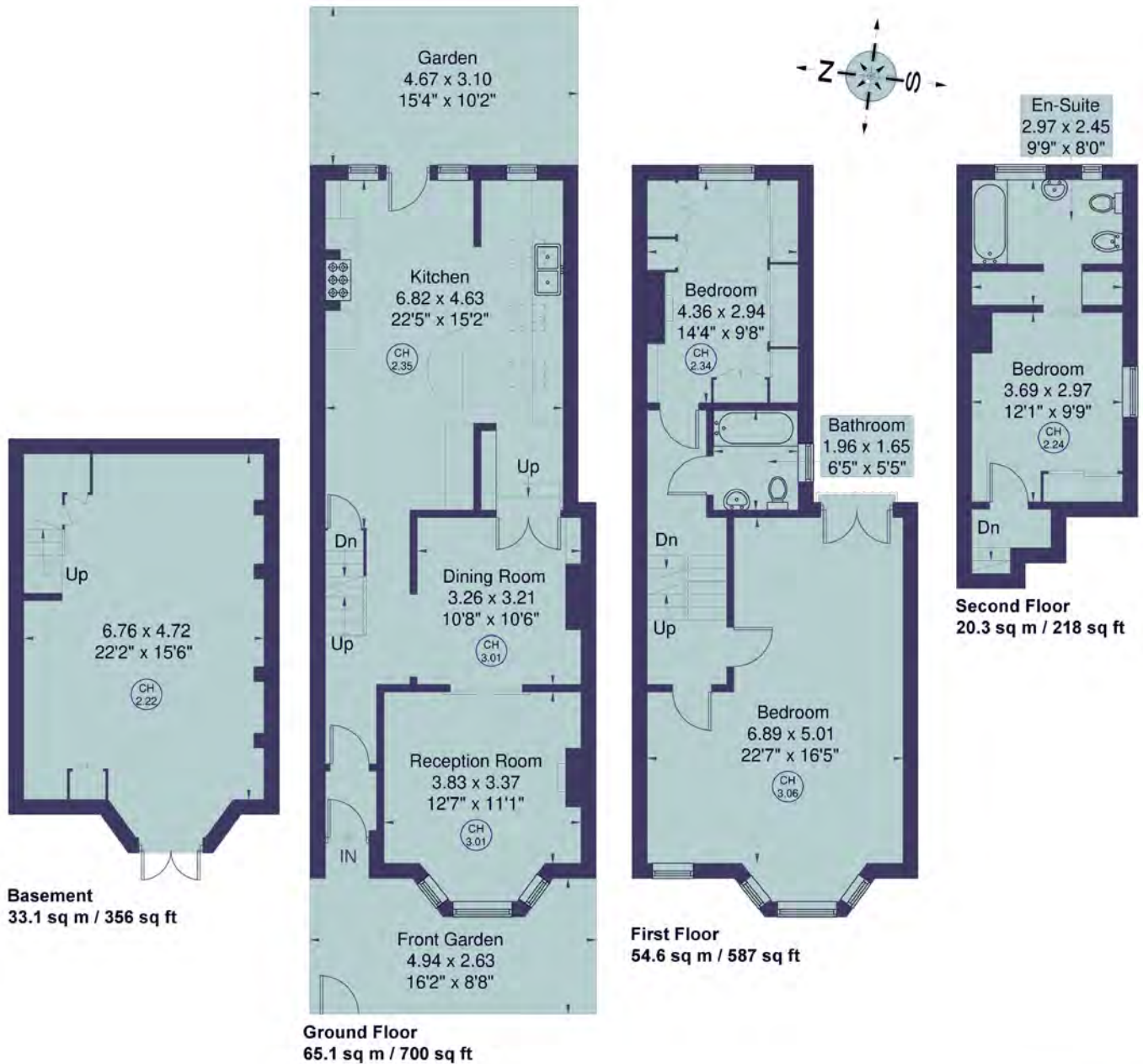
Rivers and the sea flood risk: Very low risk of flooding less than 0.1% per annum

**Iffley Road, London W6 0PF**

**Asking Price: £1,449,500**

**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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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.