

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

**Kerr & Co**



## Iffley Road, London W6

**This picturesque Victorian terraced house is arranged over two and a half floors and retains many of the original features such as cornice, fire places, doors and architraves. There is scope to re configure the existing accommodation as well as enlarge, subject to the grant of planning consent, to the side of the existing kitchen and in to the loft space.**

The accommodation provides: interlinking reception rooms, a kitchen, ground floor bathroom and utility room, a generous West facing rear garden, a storage cellar, a principal double bedroom to the front of the first floor, a second double bedroom directly behind and two further double bedrooms on the two half landing floors along with a family bathroom and separate wc. 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 numerous outstanding local schools (private and state) and a broad variety of shopping and transport connections along King Street and at Westfield London.

**Asking Price: £1,450,000 Freehold**

020 8743 1166  
[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 4332  
[lettings@kerrandco.com](mailto:lettings@kerrandco.com)

[www.kerrandco.com](http://www.kerrandco.com)





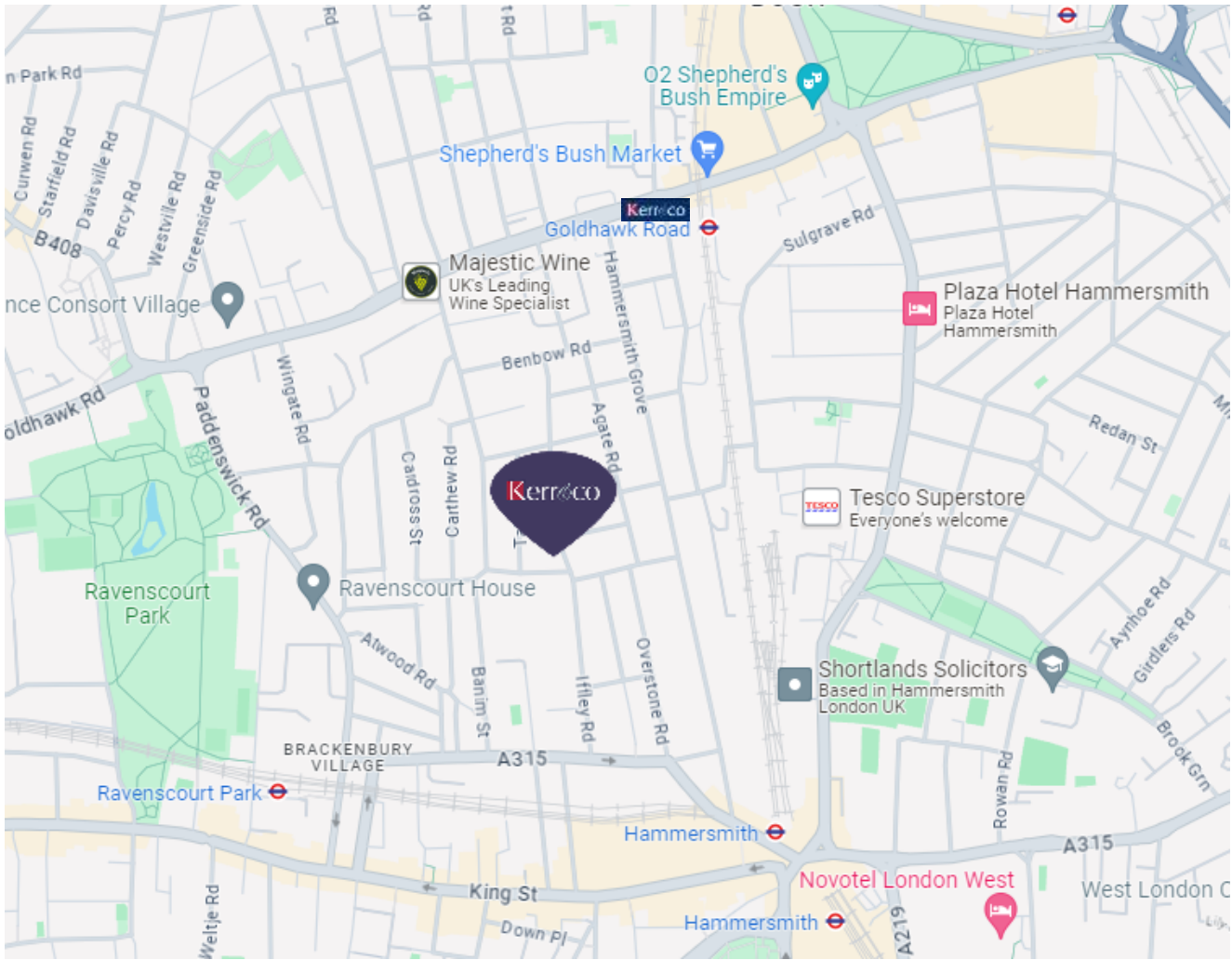


## Iffley Road, London W6 0PB

Characterful Victorian terraced house.  
 Potential to re configure the existing layout and  
 extend subject to the usual consents.  
 Retains many of the original Victorian features such  
 as fire places, cornicing, doors and architrave.  
 Interlinking reception rooms.  
 Principal double bedroom, three additional double  
 bedrooms.  
 32' Private west facing rear garden (this includes the  
 tool shed which can be removed to enlarge the  
 garden space).  
 Family bathroom.  
 Kitchen.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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**

- Freehold
- Parking: L.B.H.F. residents parking permit.
- Council Tax: Band G (£2,311.28 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: High risk > 3.3% chance per annum.
- Rivers and the sea flood risk: Very low risk of flooding < 0.1% chance per annum.

**Iffley Road, London W6 OPB**

Asking Price: **£1,450,000**

Mid terraced Victorian house

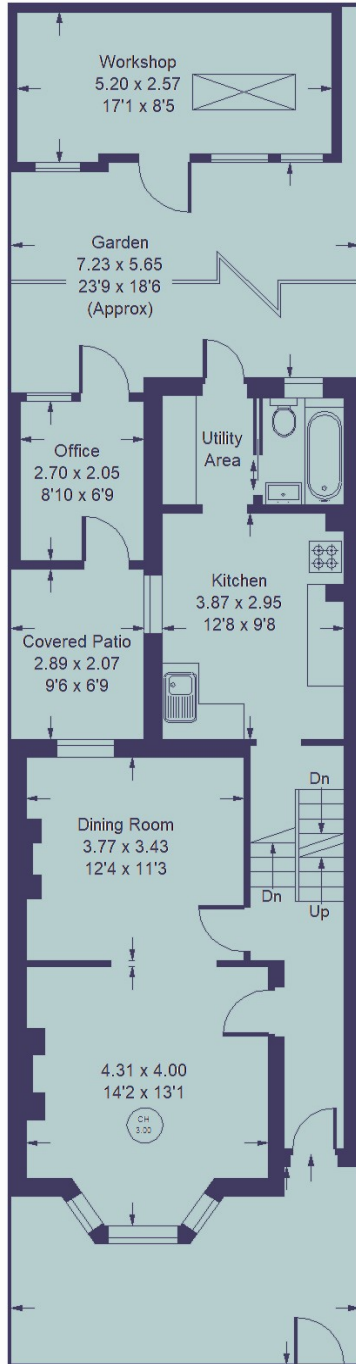
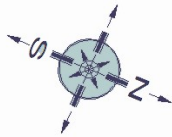
Approximate gross internal floor area: **1,555 Sq. Ft. / 144.5 Sq. M.**

Office and workshop: **196 Sq. Ft. / 18.2 Sq. M.**

Total: **1,751 Sq. Ft. / 162.7 Sq. M.**

**Iffley Road, W6**

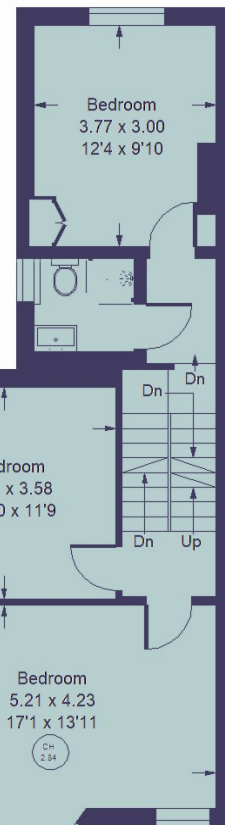
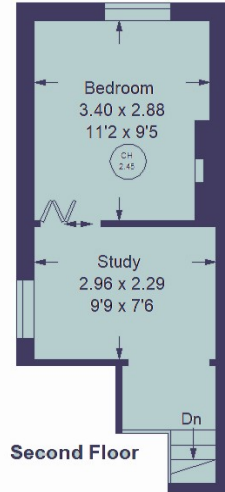
Approx. Gross Internal Area = 144.5 sq m / 1555 sq ft  
 Office & Workshop = 18.2 sq m / 196 sq ft  
 Total = 162.7 sq m / 1751 sq ft



**Lower Ground Floor**

**Ground Floor**

**First 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.

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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.