

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

**Kerr**&co



## **Eynham Road, London W12**

**A ground floor one bedroom purpose built Edwardian maisonette with garden. The property would benefit with some modernisation and has a 42 year lease so CASH BUYERS only.**

The flat has a private entrance and comprises of reception room, bedroom, bathroom, dining room, kitchen and garden. Eynham Road is a desirable location within a brief stroll to West London Westfield complex and transport links with the White City Central line station and Wood Lane Hammersmith and City and Circle lines. The new BBC development which is home to Soho House's flag ship members club is within a 10 minutes walk. The trendy Portobello Road and Ladbroke offer further places to dine and shop.

**Asking price: £300,000 Leasehold**

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## Eynham Road, London W12 0HD

Private entrance.

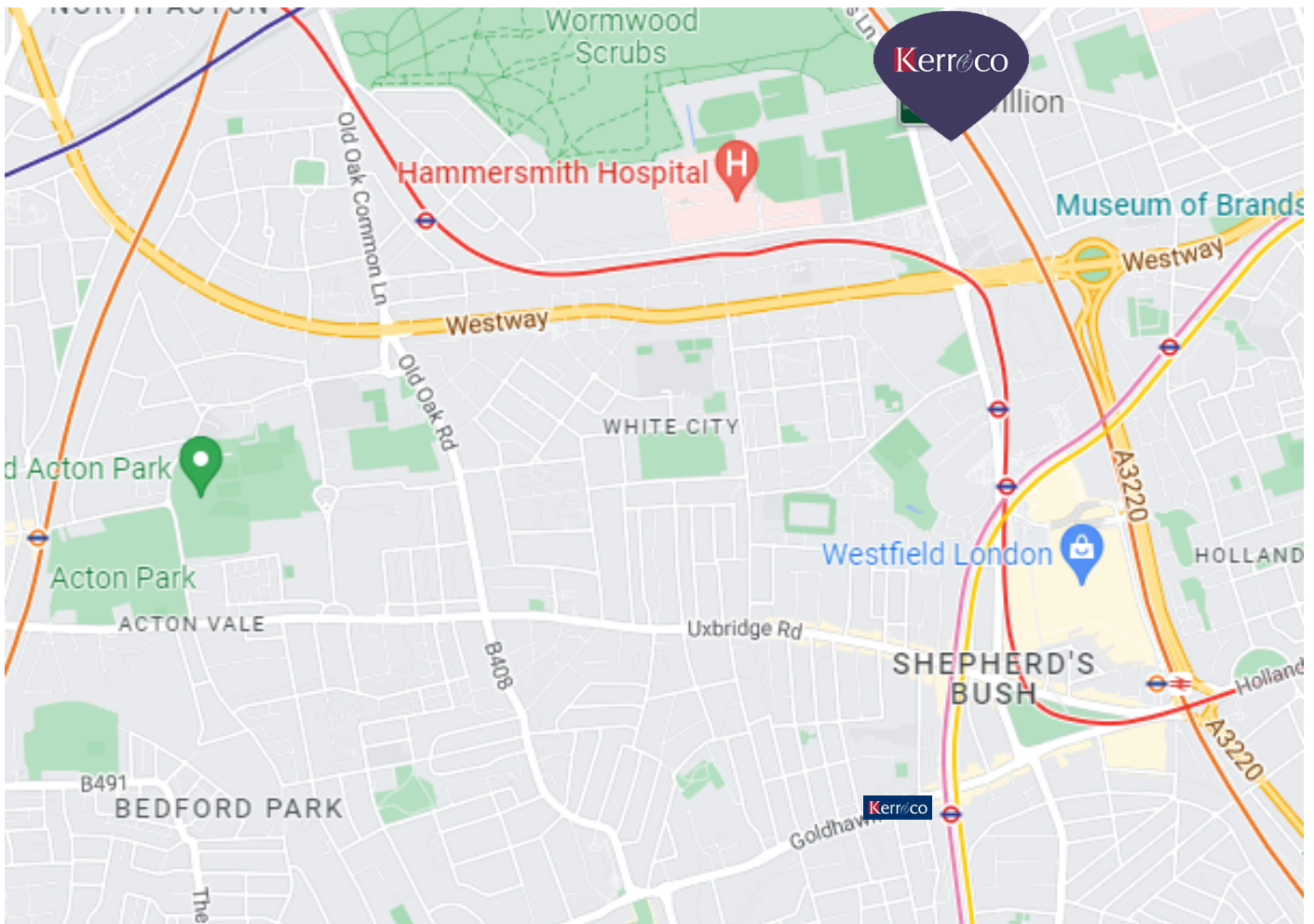
Potential to extend subject to planning permission  
and the usual consents.

The flat is in need of full modernisation.  
CASH BUYERS only as lease is 42 years.

One bedroom garden flat.

Excellent location close to the shopping, leisure and  
transport hub of Westfield and the BBC development  
including Soho House private members club.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	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.

## Eynham Road, London W12 0HD

One bedroom garden flat

Approximate internal floor area: **735 SQ. FT. (68.3 SQ. M.)**

Asking Price: **£300,000**

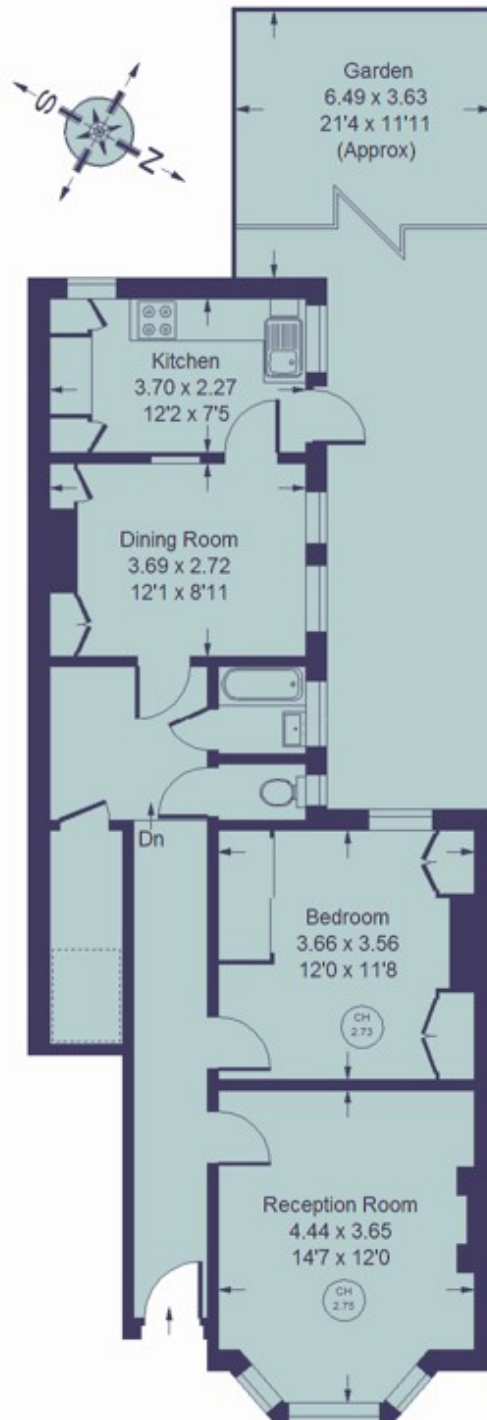
**Tenure:** Leasehold with a 42 year lease

Service Charge: TBC


Ground Rent: TBC

EPC Rating: **C69**

Council Tax: **Band D**



**Ground Floor**

 = Reduced headroom  
below 1.5 m / 5'0

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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.