

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

**Kerr**&co



## **VALETTA ROAD, LONDON W3**

**This charming and spacious two-bedroom ground floor Edwardian maisonette offers an impressive 657 sq ft of well-presented living space.**

The property boasts a private entrance, providing a sense of seclusion, and is thoughtfully laid out to include a generous reception room, two comfortable bedrooms, a modern bathroom, and a bright, eat-in kitchen and private garden—a perfect oasis for relaxation. Ideally situated within a short walk of the vibrant outdoor spaces at Wendell Park and Acton Park, as well as the boutique shops, cafés, and restaurants on Turnham Green Terrace, Askew Road, and surrounding areas. The property benefits from excellent transport links, with convenient bus routes and tube/railway stations located along Uxbridge and Larden Roads, as well as easy access to Shepherd's Bush Green and Acton Central. This property offers a perfect blend of period charm, modern comfort, and an enviable location—an ideal choice for those seeking a well-connected home with character.

**Asking price: £500,000 Share of freehold**

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

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

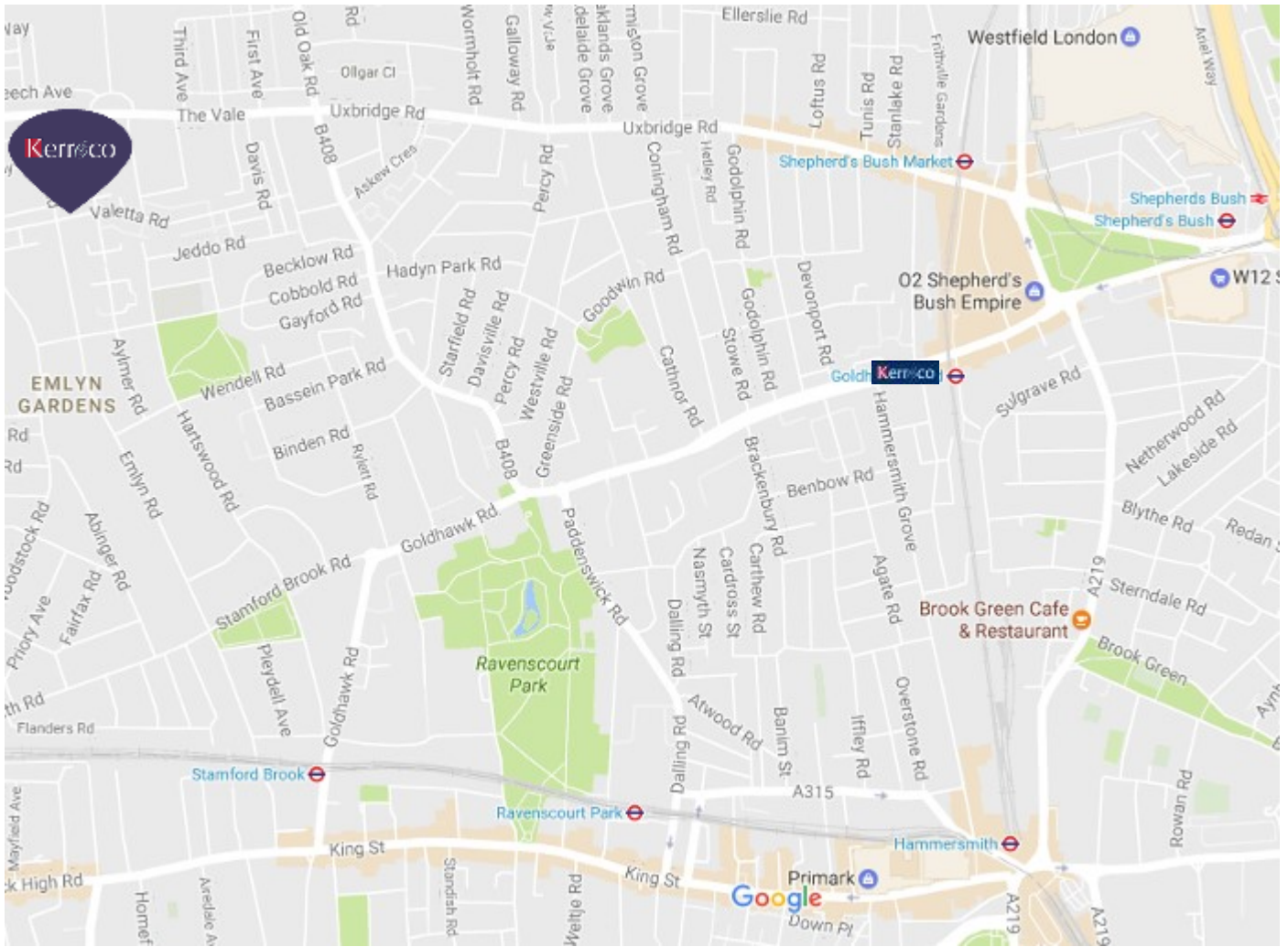
[www.kerrandco.com](http://www.kerrandco.com)





**VALETTA ROAD, LONDON W3 7TA**  
WELL PRESENTED THROUGHOUT  
OFFERS 657 SQ FT OF ACCOMMODATION  
GARDEN  
PRIVATE ENTRANCE  
SEPERATE RECEPTION ROOM  
TWO BEDROOMS  
EDWARDIAN MAISONETTE  
CLOSE TO WENDELL AND ACTON PARKS  
SITUATED CLOSE TO TURN HAM GREEN TERRACE AND ASKEW  
ROAD WHICH IS HOME TO THE "GINGER PIG" BUTCHER/DELI,  
"THE EAGLE" GASTRO PUB AND NUMEROUS INDEPENDENT  
SHOPS, CAFÉS AND RESTAURANTS.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 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.

**Tenure:** Share of freehold

**EPC Rating:** C71

**Council Tax:** Ealing Borough Band: D (£1,948.34 2024/25)

**Parking:** Resident parking permit

**Service charge:** Share of outgoings

**Ground Rent:** N/A

**Connected services / utilities:** Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).

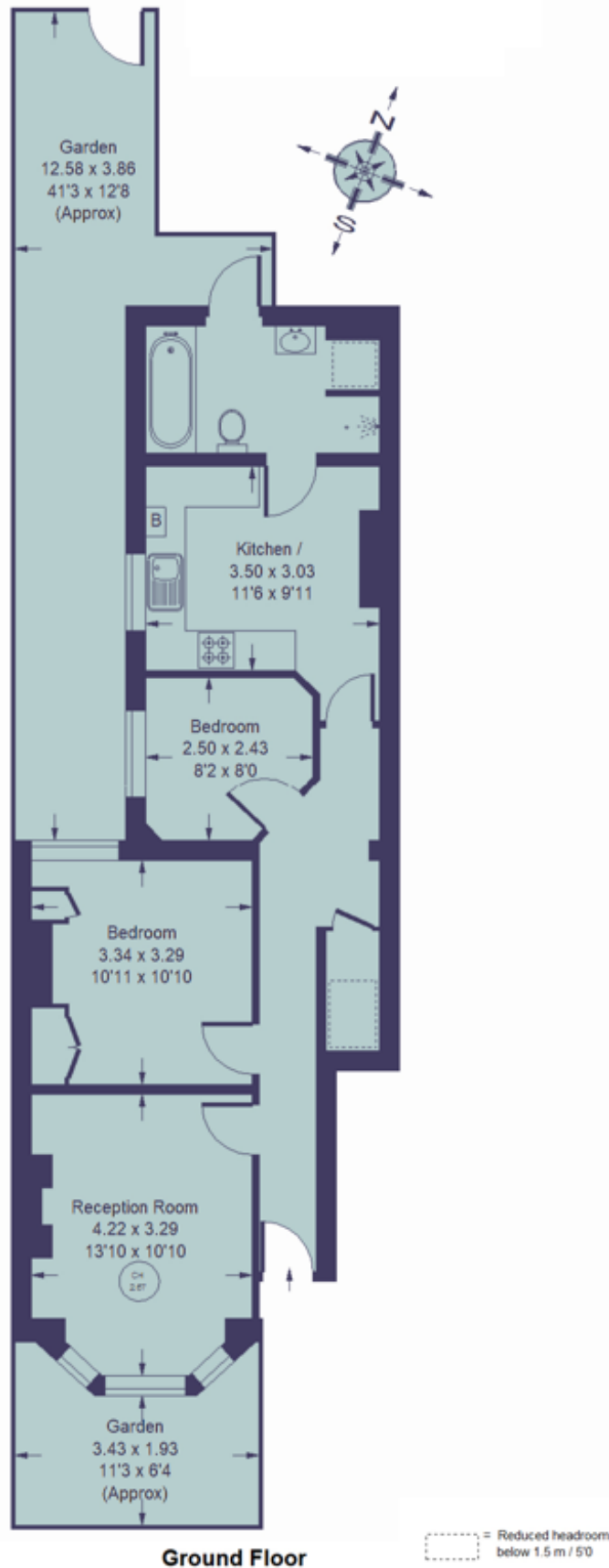
**Heating:** Gas central heating via radiators

**Accessibility:** One step up to front door.

**Flood risk:** Surface water: Low Rivers and Sea: Very low

VALETTA ROAD, LONDON W3 7TA  
 TWO BEDROOM GROUND FLOOR EDWARDIAN MAISONNETTE  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 657 Sq. Ft. (61 SQ. M.)

**Asking price: £500,000**



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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.