

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

Kerr&co



DAVISVILLE ROAD, LONDON W12

A stylish one bedroom top floor New York Loft style apartment with private roof terrace. The flat is recently refurbished to a high standard offering lots of light.

The flat is entered on the floor beneath and the accommodation provides large bedroom with vaulted ceilings, shower room, West facing roof terrace accessed through electric hatch and open plan kitchen/reception room with storage into the eaves. Davisville Road is a popular residential road coming off ever changing Askew Road that offers a whole host of cafes, "The Eagle" gastro pub and the "Ginger Pig" Butcher/Deli. Ravenscourt Park tube station is just a stone's throw away and further a field you have transport links and shopping facilities along Chiswick High Road and West London Westfield Complex.

Asking Price: £500,000 Leasehold

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sales@kerrandco.com

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www.kerrandco.com

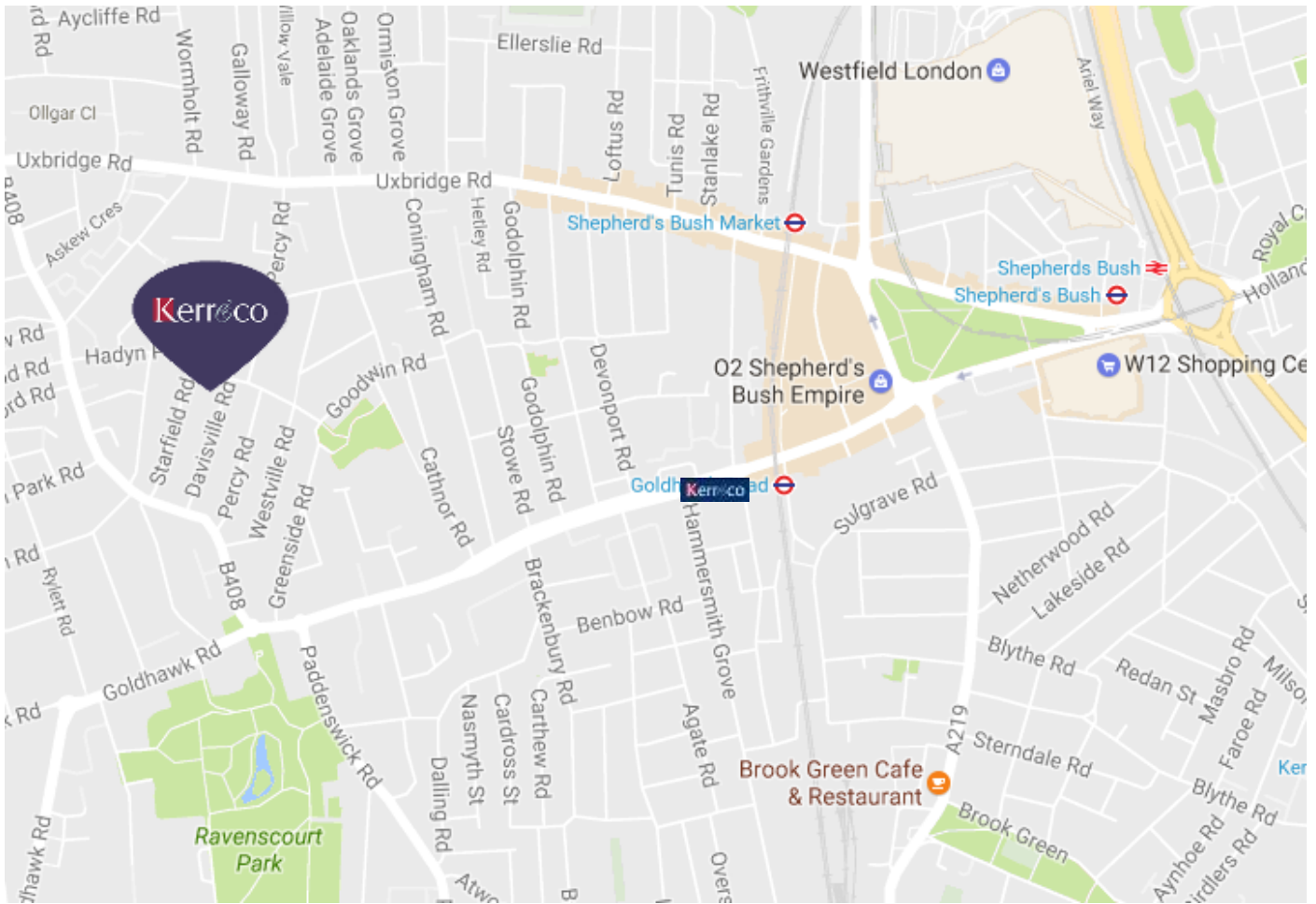




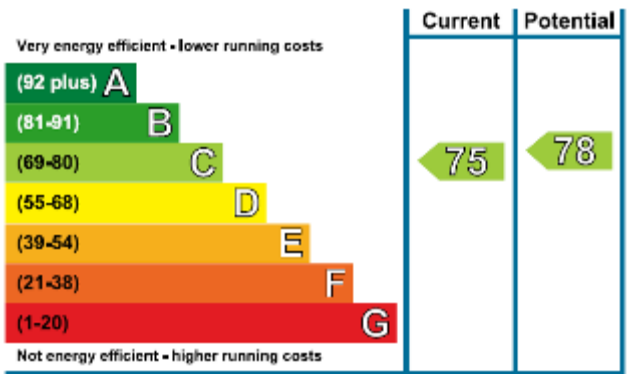
DAVISVILLE ROAD, LONDON W12 9SH

WEST FACING ROOF TERRACE ACCESSED THROUGH
ELECTRIC HATCH
RECENTLY REFURBISHED TO A HIGH STANDARD
NATURALLY LIGHT AND SPACIOUS ROOMS
ENTERED ON THE FLOOR BENEATH
LONG LEASE
LOCATED OFF THE POPULAR ASKEW ROAD
PROVIDING EASE OF ACCESS TO WIDE RANGE OF
TRANSPORT AND LEISURE FACILITIES
LARGE RECEPTION ROOM WITH OPEN PLAN
KITCHEN





Energy Efficiency Rating



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.

- 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:** Two flights of stairs to top floor.
- Flood risk:** Surface water: High Rivers and Sea: Very Low

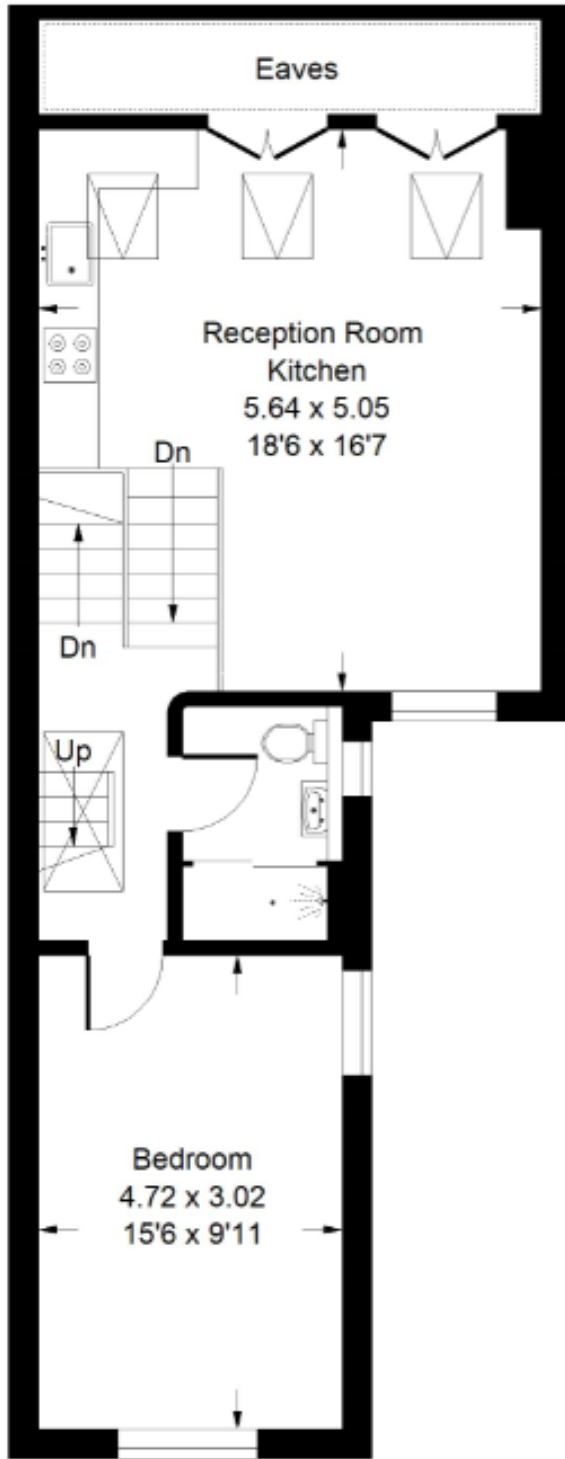
DAVISVILLE ROAD, LONDON W12 9SH
 ONE BEDROOM TOP FLOOR FLAT WITH TERRACE
 APPROX. TOTAL INTERNAL AREA 645 SQ. FT. (59.9 SQ. M.)
 EAVES STORAGE 52 SQ.FT. (52 SQ.M.)
Asking Price: £500,000
Lease: 125 years from 2019
Service Charge: 30% of outgoings

EPC Rating: C78

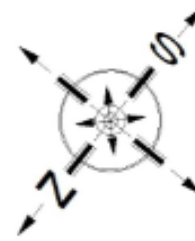
Parking: No Residents Parking Permit

Council Tax: Hammersmith and Fulham
 Band D £1,386.77 (2024-25)

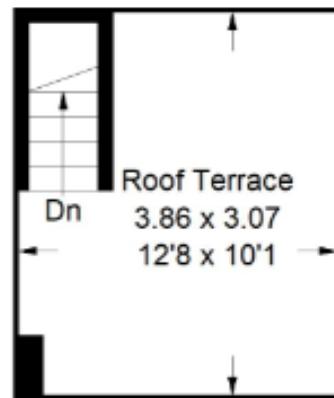
NB: These are library photos



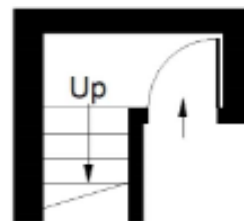
Second Floor



= Reduced headroom below 1.5 m / 5'0



Third Floor



First Floor

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/fitments 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.