



Clifton Avenue, London W12

A bright ground floor flat offering flexible accommodation as well as a large South facing, private rear garden. The flat can be used as either a one or two bedroom property as the need arises as it offers two reception rooms as well as a double bedroom.

The accommodation is arranged with a front reception room (which could easily be used as an additional bedroom as required), a kitchen, bathroom, conservatory extension / reception room leading on to the rear garden, a double bedroom, a separate cloakroom and a 22' South facing garden. Clifton Avenue is a quiet residential street located off Askew Road with its abundance of independent shops, cafes and restaurants. Wider facilities can be found along the Uxbridge Road and at Westfield London with its transport hub and wide selection of shopping and leisure facilities. Transport links include the underground stations at Shepherd's Bush Market (Hammersmith & City and Circle lines), Shepherd's Bush (Central line) and Stamford Brook (District lines) as well as numerous local bus routes, easy access to the A4 and A40 and the overland station and Shepherd's Bush. Ravenscourt Park is a short walk away down Askew Road.

Asking Price: £495,000 Leasehold including a share in the freehold

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Clifton Avenue, London W12 9DR

A bright ground floor flat offering flexible accommodation as well as a large South facing garden.

One or two bedrooms as required.

Kitchen leading on to conservatory reception room.

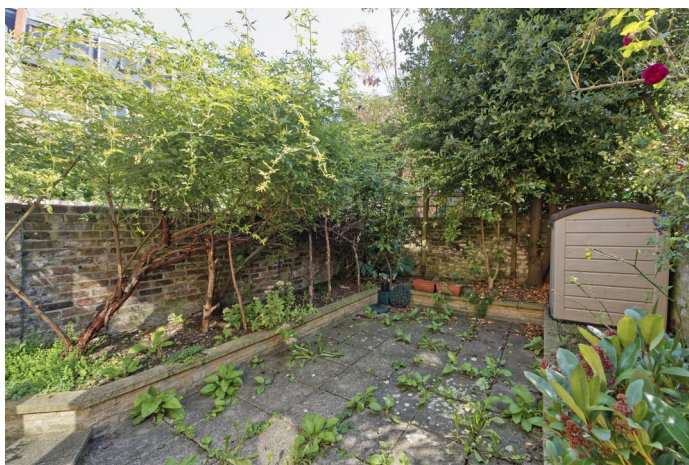
Bathroom and separate cloak room.

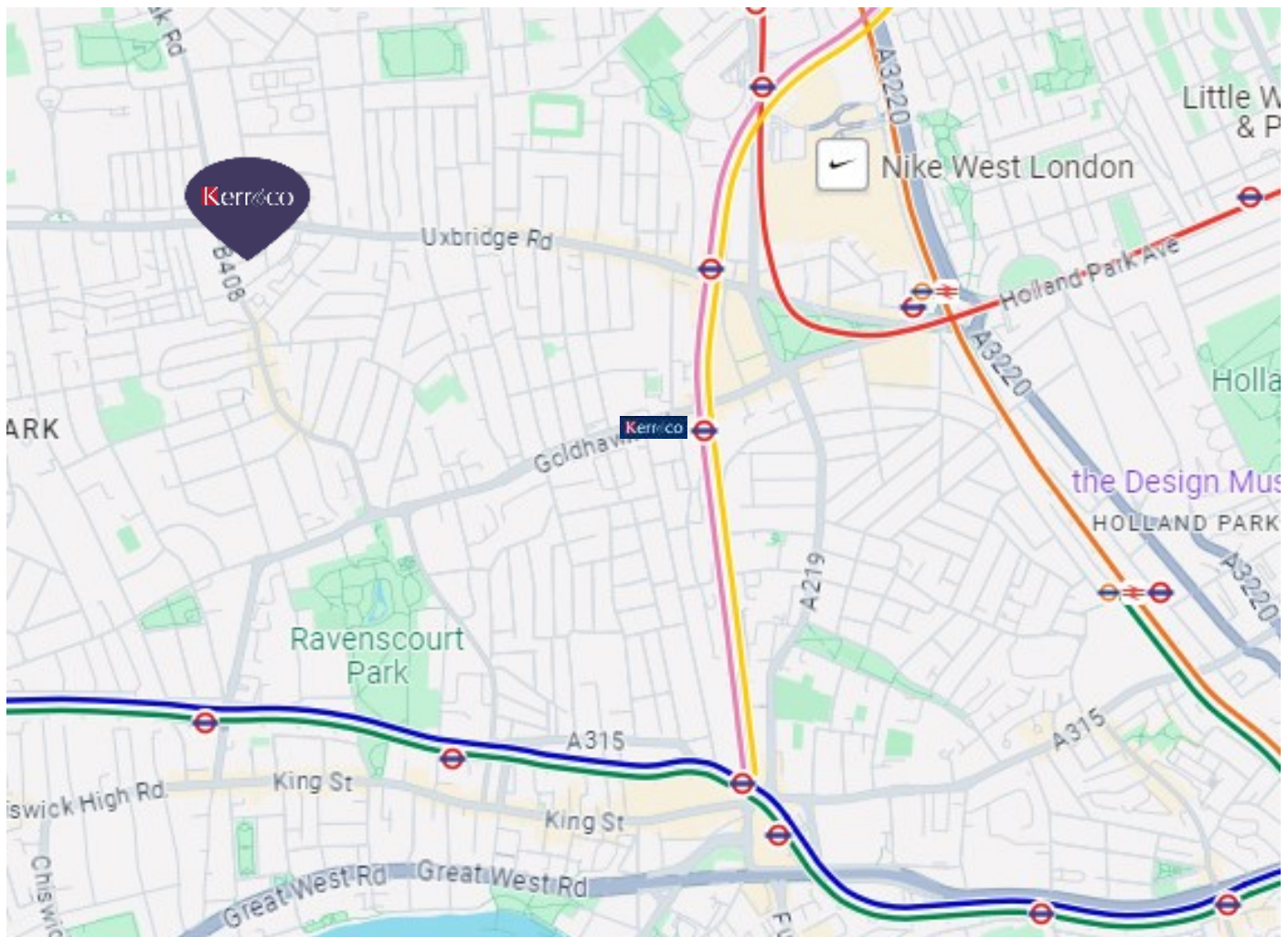
Share in the Freehold.

22' South facing, private rear garden.

Recently redecorated.

Quiet residential street located off the increasingly popular Askew Road.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 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 and other pertinent information

Share in the freehold with an underlying lease of 125 years from 25th March 1987

Ground rent: £75 per annum payable in 6 monthly instalments

Service charge: £TBC

Service charge covers: maintenance, communal electricity, repairs, buildings insurance.

Building managed by co freeholders

Local Authority: London Borough of Hammersmith & Fulham

Parking: Eligible for a residents parking permit

Council Tax: Band C (£1232.68 for current financial year 24/25)

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: Level access and a step in the flat

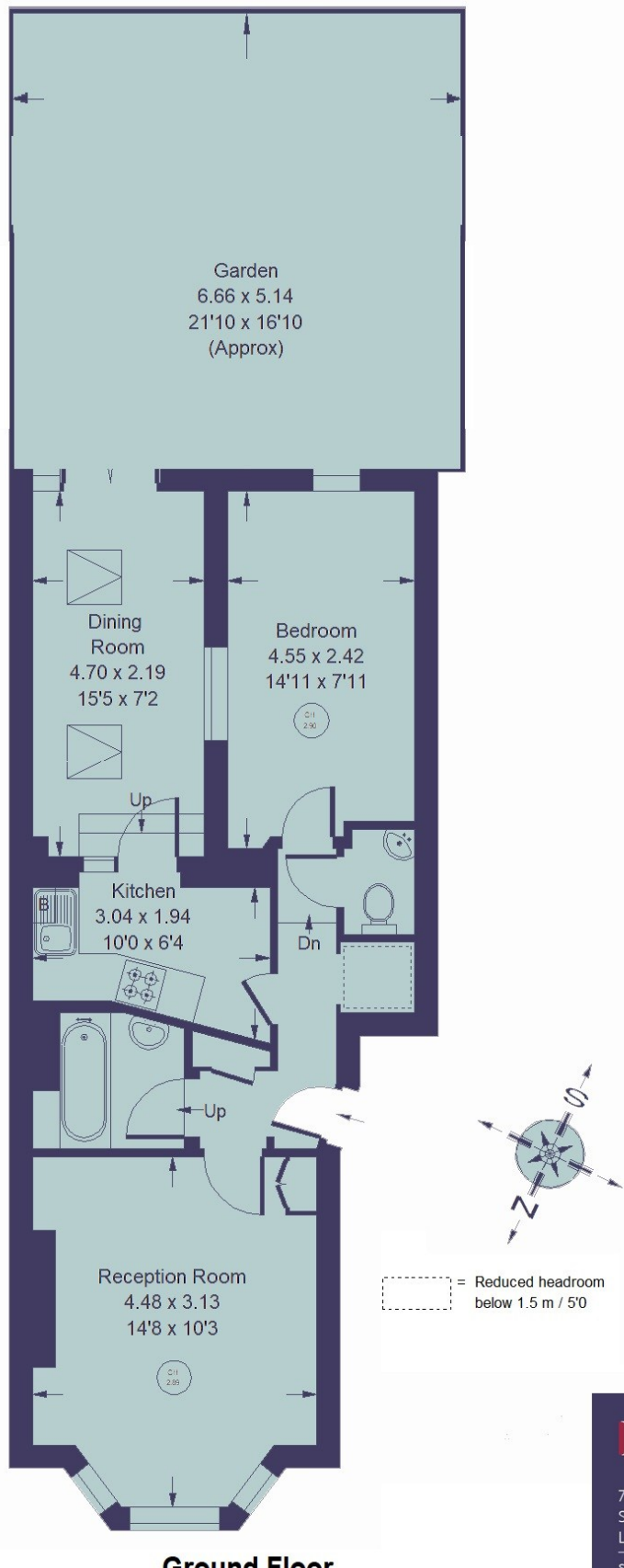
Flood risk: Available on request

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Asking Price: **£495,000**

One / two bedroom ground floor garden flat

Approximate gross internal floor area: **592 Sq. Ft./ 55 Sq. M.**



Ground Floor

Kerr & Co

77 Goldhawk Road
Shepherd's Bush
London W12 8EH

sales@kerrandco.com

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.