

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

**Kerr & co**



## Abdale Road, London W12

**A charming three-bedroom Victorian terraced house offering great potential for modernisation and extension, subject to the necessary planning permissions and consents.**

Spanning 996 sq ft, this well-proportioned property features a spacious double reception room, a kitchen, a west-facing garden, a bathroom, and three bedrooms. Situated on the sought-after Abdale Road, the house is located within the catchment area of St Stephens Primary School. It also benefits from being just moments away from Westfield London, providing access to an extensive array of shopping, dining, and entertainment options. Excellent transport links are nearby, including the Hammersmith & City, Circle, and Central underground lines.

**Asking Price: £899,950 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)





## **Abdale Road, W12 7ES**

Double reception room.

West facing garden.

Scope to extend into the loft subject to planning permission and usual consents.

Within catchment of St. Stephen's C of E primary school.

Three bedrooms.

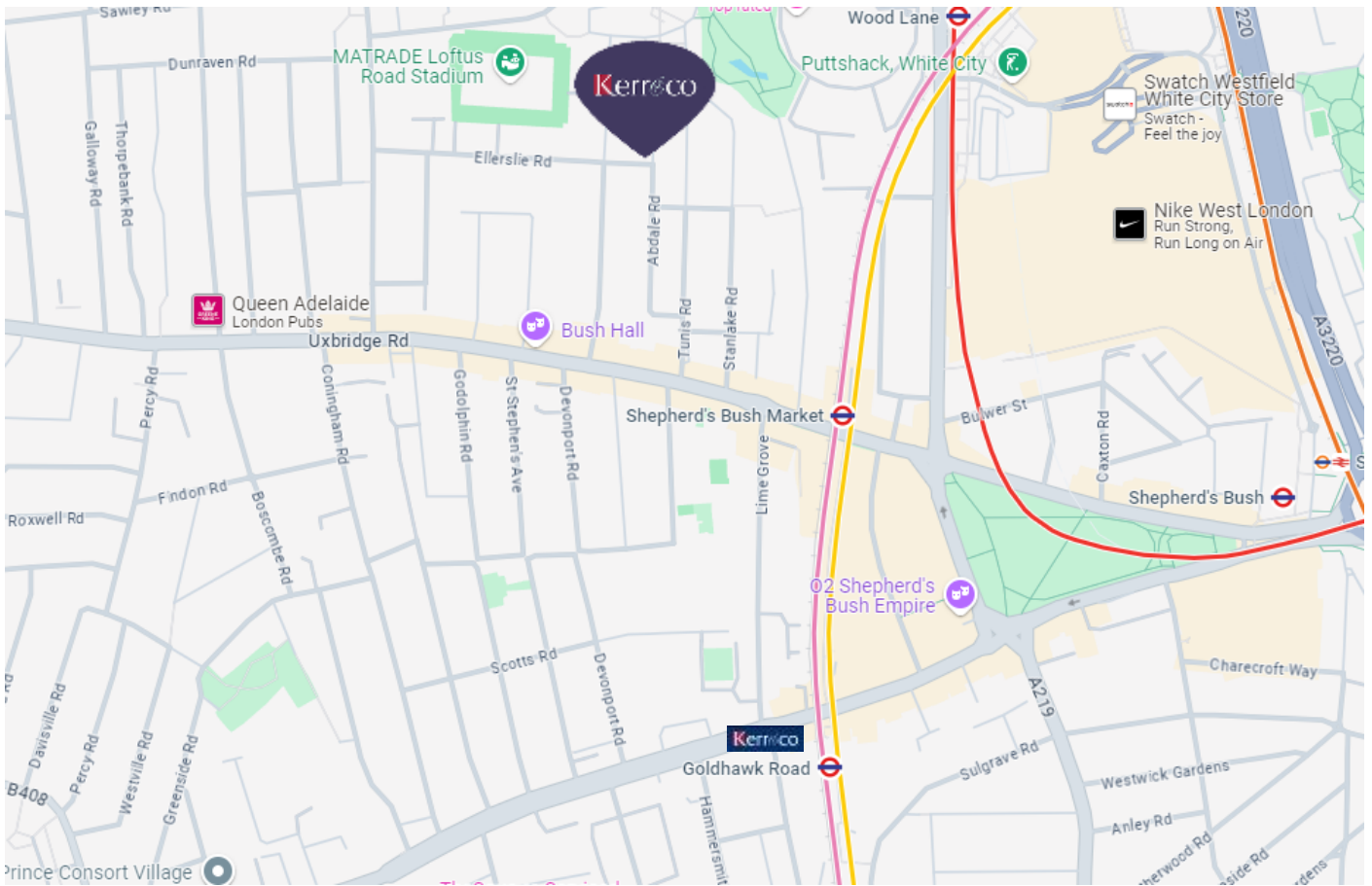
Family bathroom.

Would benefit with some modernisation.

Excellent location close to local transport links

(Hammersmith & City, Circle and Central underground lines) and the impressive Westfield

London shopping and leisure facilities.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 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:

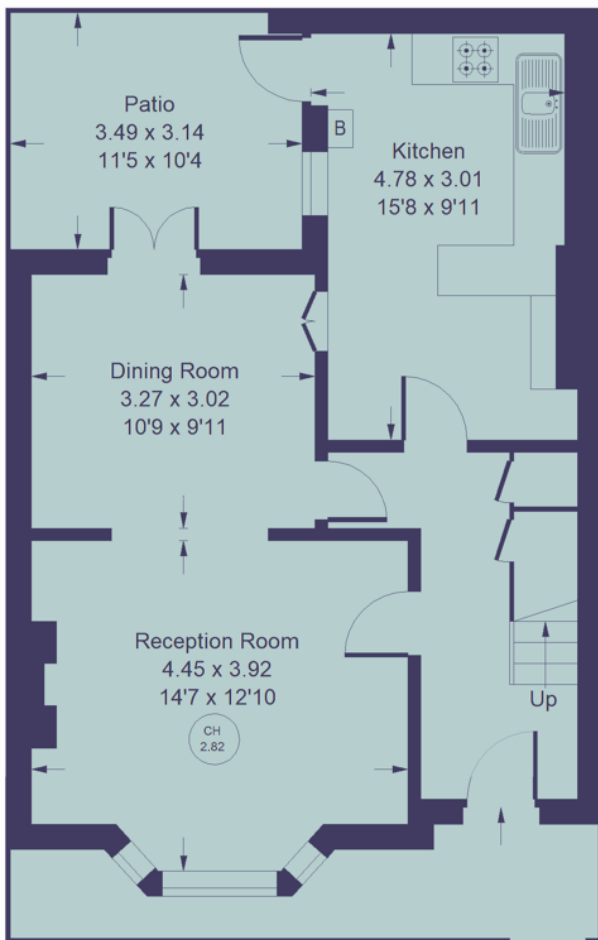
- Tenure: **Freehold**
- Parking: **Eligible for a LBHF Residents parking permit**
- Council Tax: **Hammersmith and Fulham Band F £2,003.10 for current financial year 24 / 25**
- Connected services: **Mains water and drainage, gas, electricity, telephone and broadband (fibre and cable available locally)**
- Flood Risk: **Surface water: high risk > than 3.3% chance per annum. Rivers and Sea: Very Low Risk < than 0.1% chance per annum**
- Accessibility: **Step to front door and staircase**
- Heating: **Gas central heating through boiler**

**Abdale Road, W12 7ES**

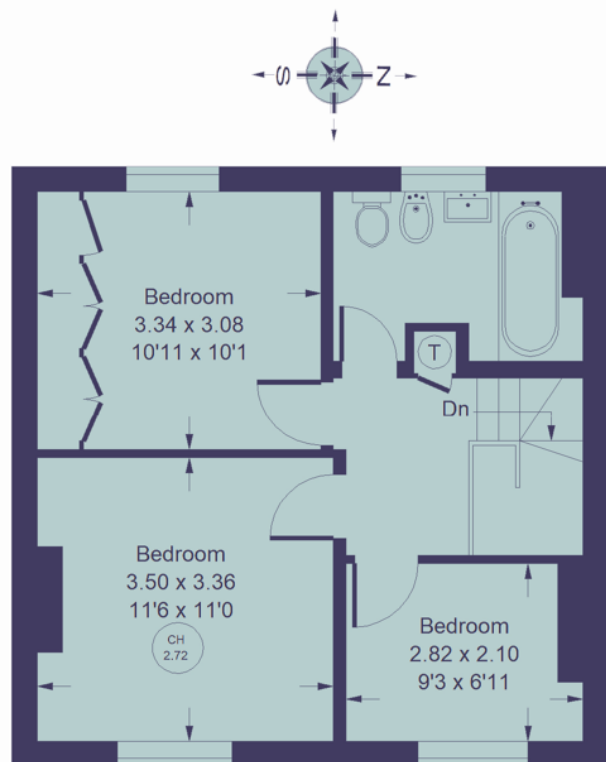
**Asking Price: £899,950**

Three bedroom Victorian terraced house

Approximate gross internal floor area: **996 Sq. Ft. (92.5Sq. M.)**



**Ground Floor**



**First Floor**

**Kerr&co**

77 Goldhawk Road  
Shepherd's Bush  
London W12 8EH  
sales@kerrandco.com  
020 8743 1166  
www.kerrandco.com

1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or 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. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.  
2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.  
3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.