



## Valetta Road, London W3

**An extremely well presented ground floor Edwardian maisonette located at the favourable eastern end of the street close to the amenities along the desirable Askew Road.**

The property is access via a private entrance and provides: Reception room with feature fireplace, a generous double bedroom, a smaller double bedroom, a kitchen / dining room providing direct access to the garden, a bathroom and a private, South facing, rear garden with rear pedestrian access. The property benefits from new double glazed timber sash windows throughout, both kitchen and bathroom having been replaced in 2019, being in excellent condition and having a long lease. The property is ideally situated within a short walk of the vibrant outdoor spaces at Wendell Park as well as the boutique shops, cafés, and restaurants on Turnham Green Terrace, Askew Road and wider surrounding areas. The numerous local transport connections include many bus routes and underground stations located at Shepherd's Bush Market, Shepherd's Bush and Stamford Brook (giving access to 5 different underground lines) as well as the overland train station at Shepherd's Bush 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: £575,000 Leasehold**

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

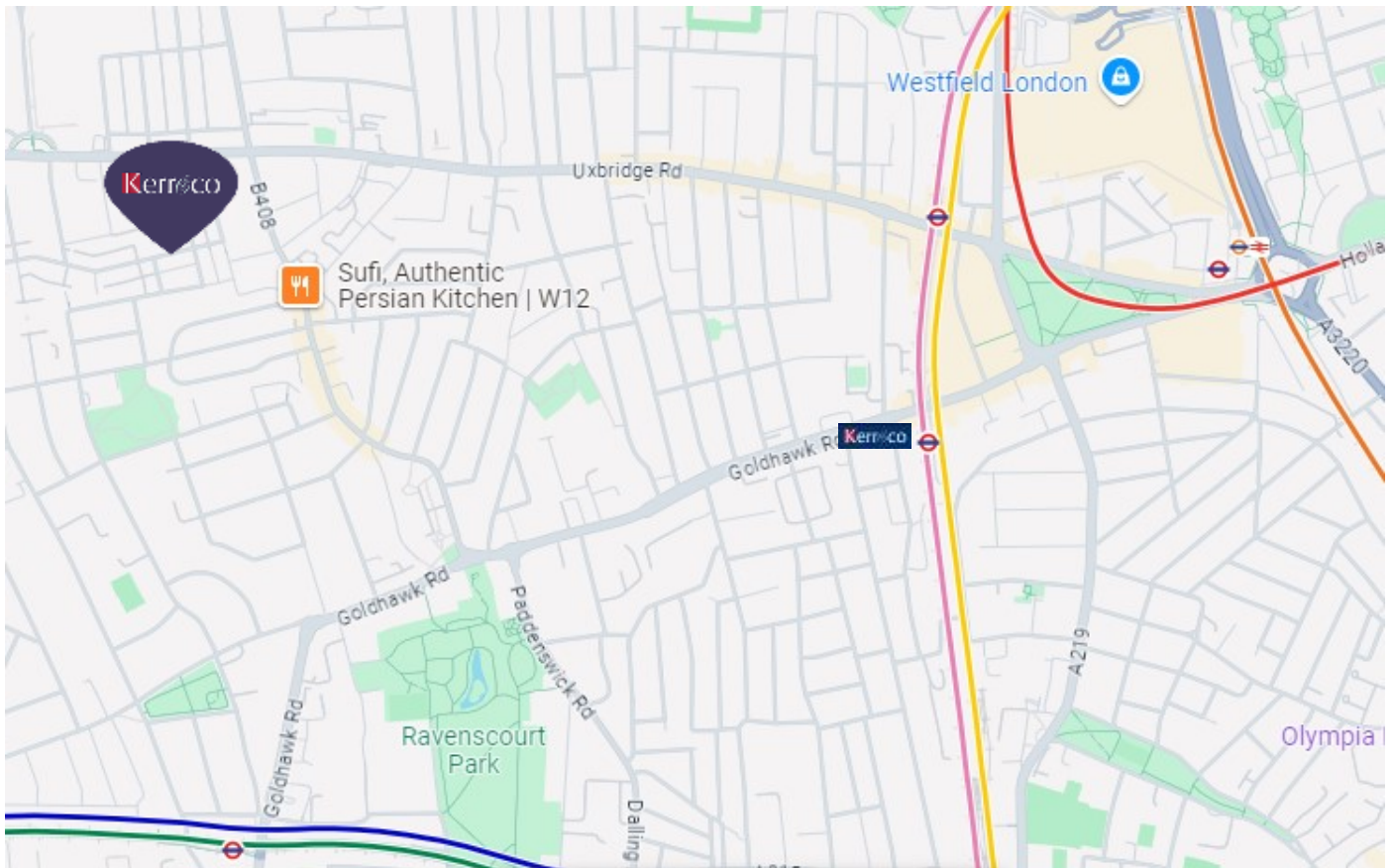
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## **Valetta Road, London W3 7TN**

Well presented Edwardian maisonette.  
Offers 698 Sq. Ft. (64.9 Sq. M.) of accommodation.  
Private south facing rear garden with pedestrian access to the rear.  
Private entrance.  
Separate reception room.  
Two bedrooms.  
New double glazed sash windows throughout.  
Situated close to Turnham 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 and other pertinent information

Leasehold with a lease of 182 years from 10th October 2007 leaving 164 years remaining

Ground rent: £Peppercorn

Service charge: 53% of outgoings

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

Local Authority: London Borough of Ealing

Parking: Eligible for a Ealing residents parking permit

Council Tax: Band D (£1,948.34 for current financial year)

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

Heating: Gas central heating via radiators and electric under floor heating

Accessibility: Majority level access.

Flood risk assessment: Surface water: Very low > 0.1% chance per annum Rivers and Sea: Very low > 0.1% chance per annum

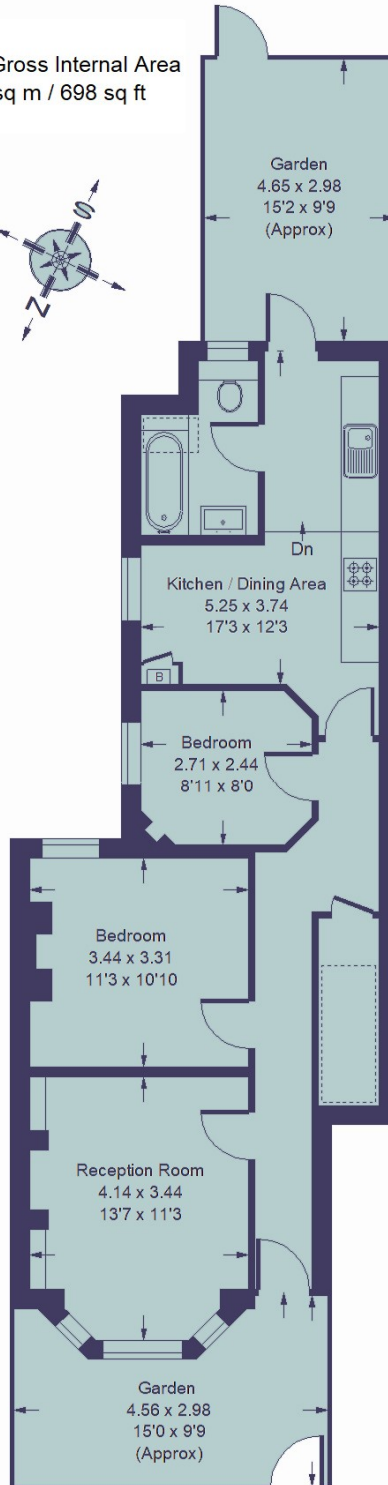
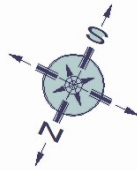
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Asking price: **£575,000**


Two bedroom purpose built ground floor Edwardian maisonette  
Approximate gross internal floor area **698 Sq. Ft. (64.9 Sq. M.)**

### Valetta Road, W3

Approx. Gross Internal Area  
64.9 sq m / 698 sq ft



#### Ground Floor

 = Reduced headroom  
below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

**Kerrco**

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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.