



Percy Road, London W12

An immaculately presented first floor flat offering light and spacious accommodation. The accommodation provides a large kitchen / dining room, a separate reception room, bathroom and one double and one single bedroom or home office as required. The flat is well presented throughout, retains many original features and benefits from bespoke joinery and excellent storage throughout with both bathroom and kitchen having been recently refurbished.

Ideally situated on Percy Road, this property offers excellent access to a wide range of local amenities, including Ravenscourt Park, numerous local transport links (including underground stations at Ravenscourt Park, Goldhawk Road and Shepherd's Bush), shopping facilities, and leisure options found along Askew Road, Westfield London, and Goldhawk Road.

Offers in excess of: £525,000 Share of Freehold

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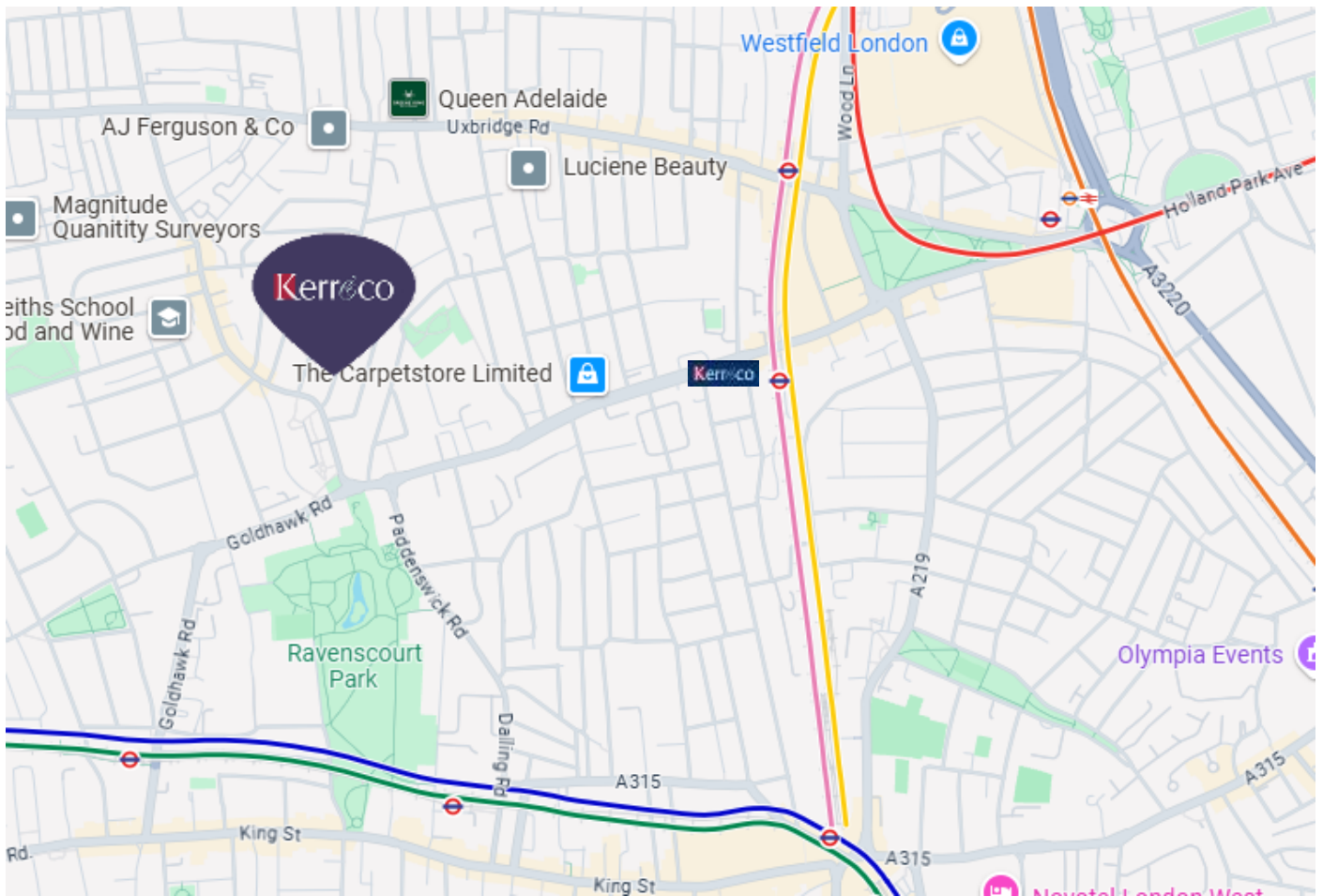
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Percy Road, London W12 9QA

A well presented two bedroom providing 654 square feet of accommodation. Numerous original features. Bright reception room and separate kitchen / dining room. Spacious double bedroom and a second bedroom / home office as required. Share in the freehold with long underlying lease of 999 years from 1996. Close to all local amenities including, Ravenscourt Park, underground stations at Shepherd's Bush and Goldhawk Road and Westfield London, and the shopping and leisure facilities along Askew Road and Westfield London.



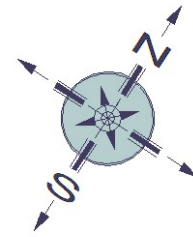
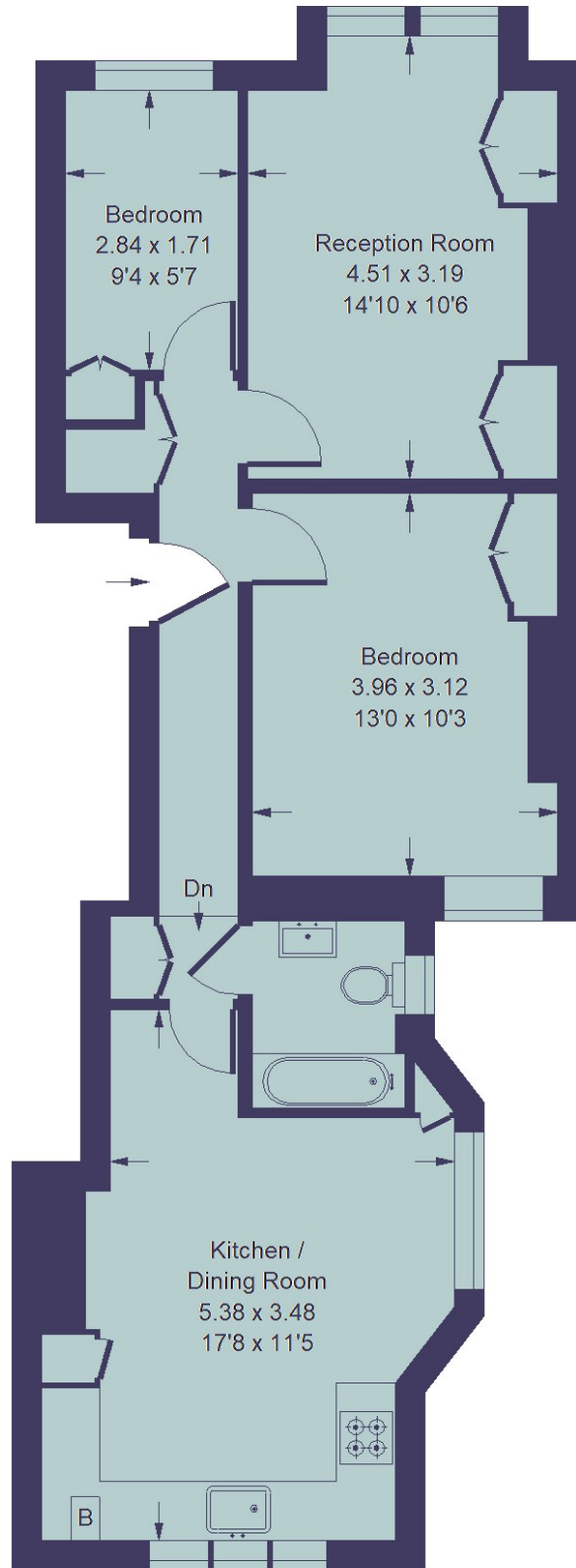


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 in the freehold with an underlying lease of 999 years from 25th January 1996
Service Charge and Ground Rent:	1/18th of outgoings and £30 per annum rising to £100
Service charge covers	Maintenance, communal electricity, repairs, buildings insurance.
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1386.77 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps to front doors and internal stairs
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood risk:	<u>Surface water:</u> Medium risk - Between 1% and 3.3% chance per annum <u>Rivers and Sea:</u> Very Low Risk - less than 0.1% chance per annum

Percy Road, London W12 9QA
Offers in excess of: £525,000
Two bedroom first floor flat
Approx. Internal Area: 653 Sq. Ft. (60.7 Sq. M.)



First Floor

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.

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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.