

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

**Kerr & Co**



## Devonport Road, London W12

**A wonderful opportunity for a buyer to acquire, modernise and extend, subject to the usual consents, this spacious apartment set over the upper floors of this converted Victorian building. The demise of the flat includes the full loft space.**

The accommodation currently provides; a spacious reception room, large eat in kitchen, three double bedrooms, a bathroom and separate WC. The property is being offered for sale with no onward chain and there is scope, subject to the usual consents, to further enlarge the property with a rear mansard and possibly some form of outside space. Devonport Road provides easy access to the broad array of local facilities including numerous underground stations (Hammersmith & City, Central and Circle lines), the overland station at Shepherd's Bush, shopping and leisure facilities at Westfield along with Soho House private members club, all within 10-15 minutes walking distance.

**Asking Price: £650,000 Leasehold**

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## Devonport Road, London W12 8PB

A fantastic opportunity to re arrange, modernise and extend (subject to the usual consents) to your own taste and requirement.

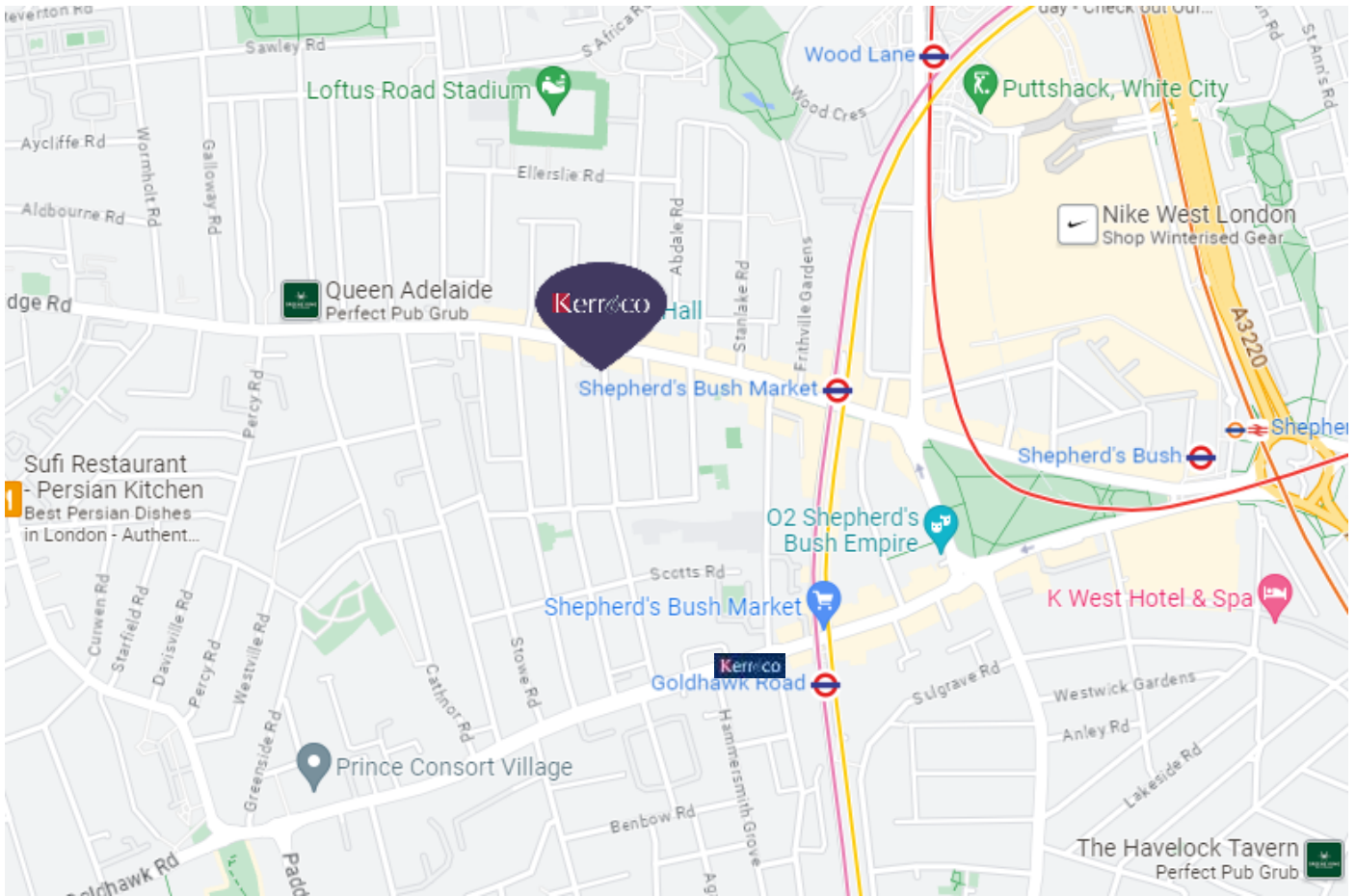
Duplex apartment with accommodation arranged over the first floor and two rear addition floors.  
.Principal bedroom.

Two additional double bedrooms.

A bathroom and WC.

Convenient location for ease of access to the broad transport connections, shopping and leisure facilities found along the Uxbridge Road and at Westfield London / BBC development.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 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: A new lease is of 150 years to be created

Ground rent: Peppercorn

Service charge: TBC.

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

Local Authority: London Borough of Hammersmith and Fulham.

Parking: Eligible for a residents parking permit.

Council Tax: Band E (£1,694.94 for current financial year 24/25).

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

Heating: Gas fired central heating via radiators.

Accessibility: Internal stairs to front door.

Flood risk: Surface Water Low between 0.1 and 1% chance per annum Rivers and Sea very low <0.1% chance per annum



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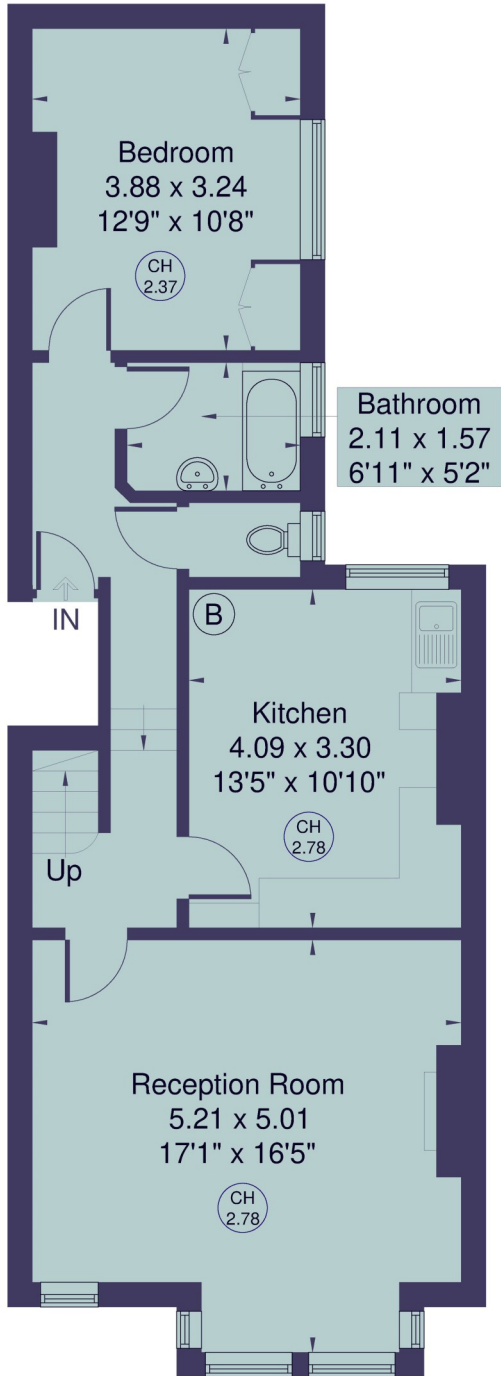
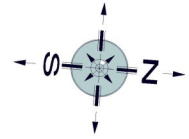
Asking Price: **£650,000**

Upper Maisonette in a Victorian conversion

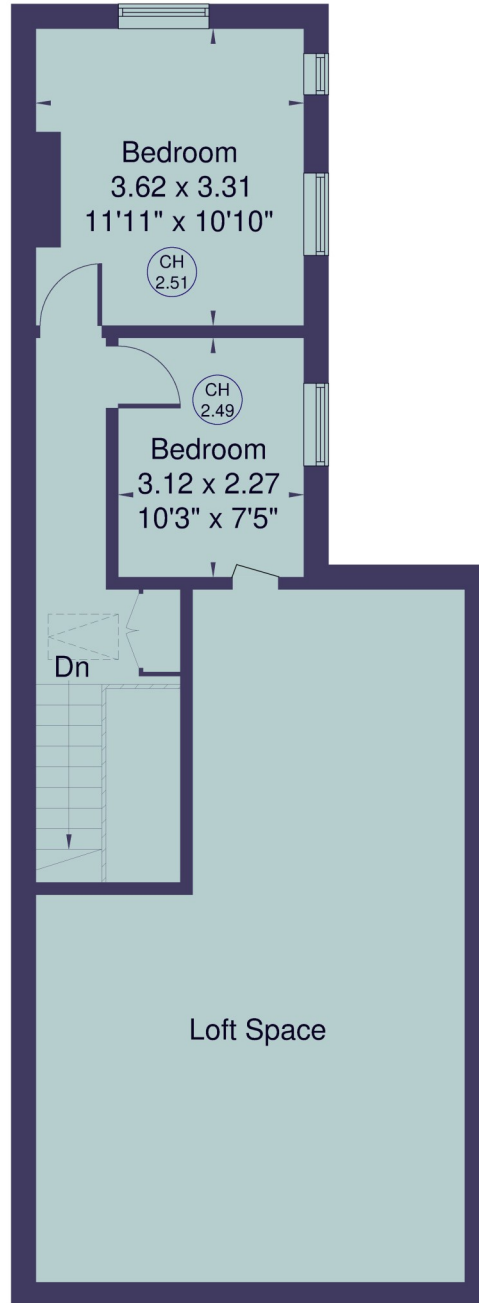
Approximate gross internal floor area including eaves: **1,010 Sq Ft/ 93.9 Sq M** excluding loft space

**Devonport Road**

Approximate Gross Internal Area = 93.9 sq m / 1010 sq ft  
(Excluding Loft Space)



**First Floor**  
**65.8 sq m / 708 sq ft**



**Second Floor**  
**28.1 sq m / 302 sq ft**

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/ fittings are included in any