

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

**Kerr & co**



## Devonport Road, London W12

**A charming two-bedroom garden flat, situated on the lower ground floor of a beautifully converted Victorian building.**

This well-proportioned property spans 706 sq ft and features a thoughtfully designed layout. The accommodation includes two bedrooms, a bathroom, and an open-plan kitchen/reception room that leads out to a delightful West-facing garden, approximately 24ft in length, offering a perfect space for outdoor relaxation and entertaining. There is also potential to extend the property, subject to planning permission and the usual consents, providing an opportunity to further enhance this already attractive home. Devonport Road is ideally positioned for convenient access to the excellent transport links, shopping, and leisure facilities available along Goldhawk Road, Westfield London, and Shepherd's Bush Green. The property also falls within the catchment area for highly regarded local schools, including the award-winning St. Stephen's and Coverdale Primary Schools. This garden flat is an excellent opportunity for those seeking a blend of period charm, outdoor space, and urban convenience.

**Offers in excess of: £550,000 Share of freehold**

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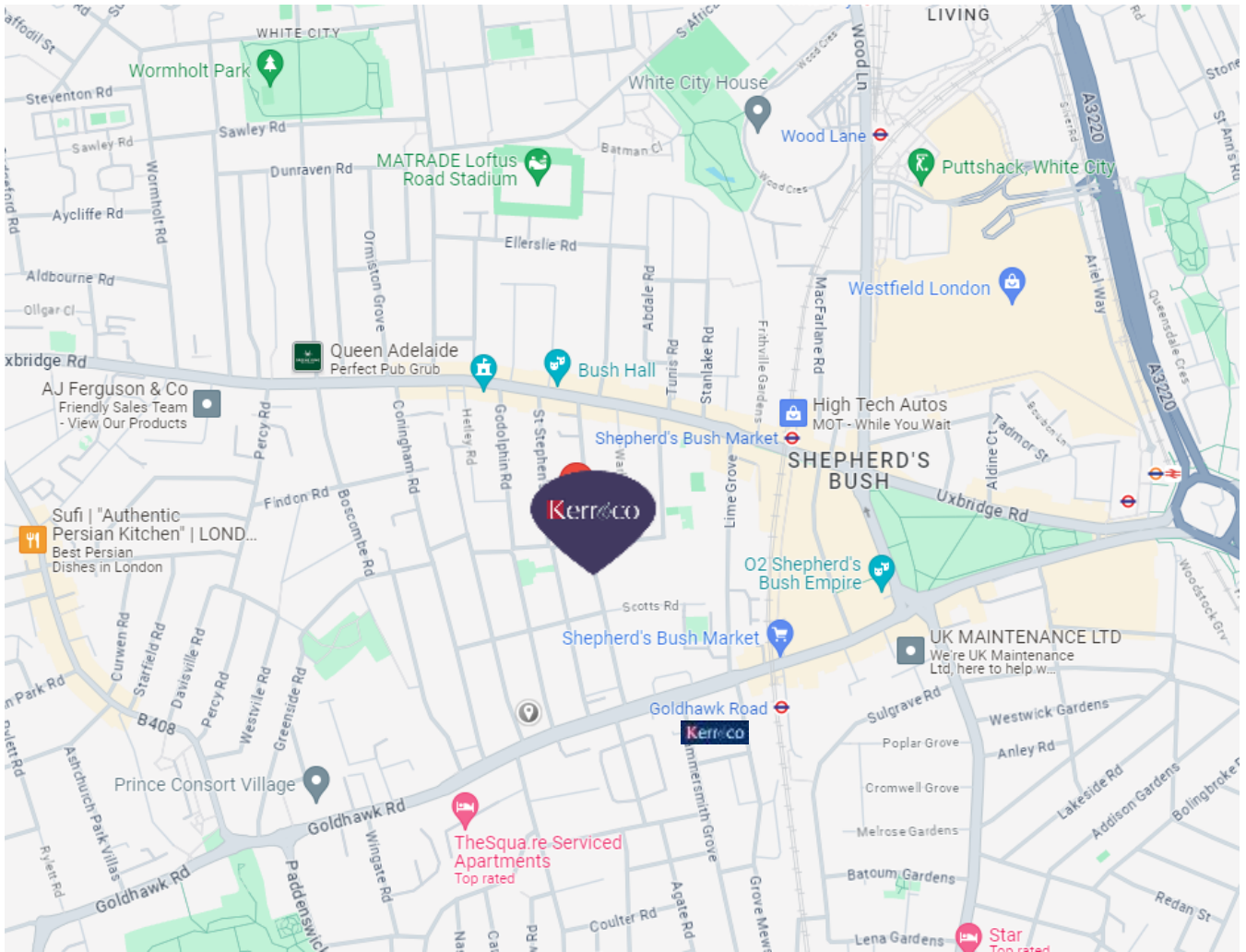




## **Devonport Road, London W12 8NZ**

Two bedroom lower ground floor flat.  
Victorian converted building.  
Offers 706 sq ft of accommodation with scope to extend subject to planning permission.  
24 ft West facing garden.  
Open plan kitchen/reception room.  
Private entrance.  
Situated on this popular quiet tree lined one way street which is within easy access of shopping facilities and transport links along Goldhawk/Uxbridge Road's, Shepherd's Bush Green and the Westfield complex.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 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.

**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:** steps down to front door

**Flood risk:** Surface water: High Rivers and Sea: Very Low

**Devonport Road, London W12 8NZ**

Offers in excess of: **£550,000**

Tenure: **Share of freehold**

Ground rent: **Peppercorn**

Service charge: **A 1/3 of any outgoings**

Approximate gross internal floor area: **706 Sq. Ft. / 65.67 Sq. M.**

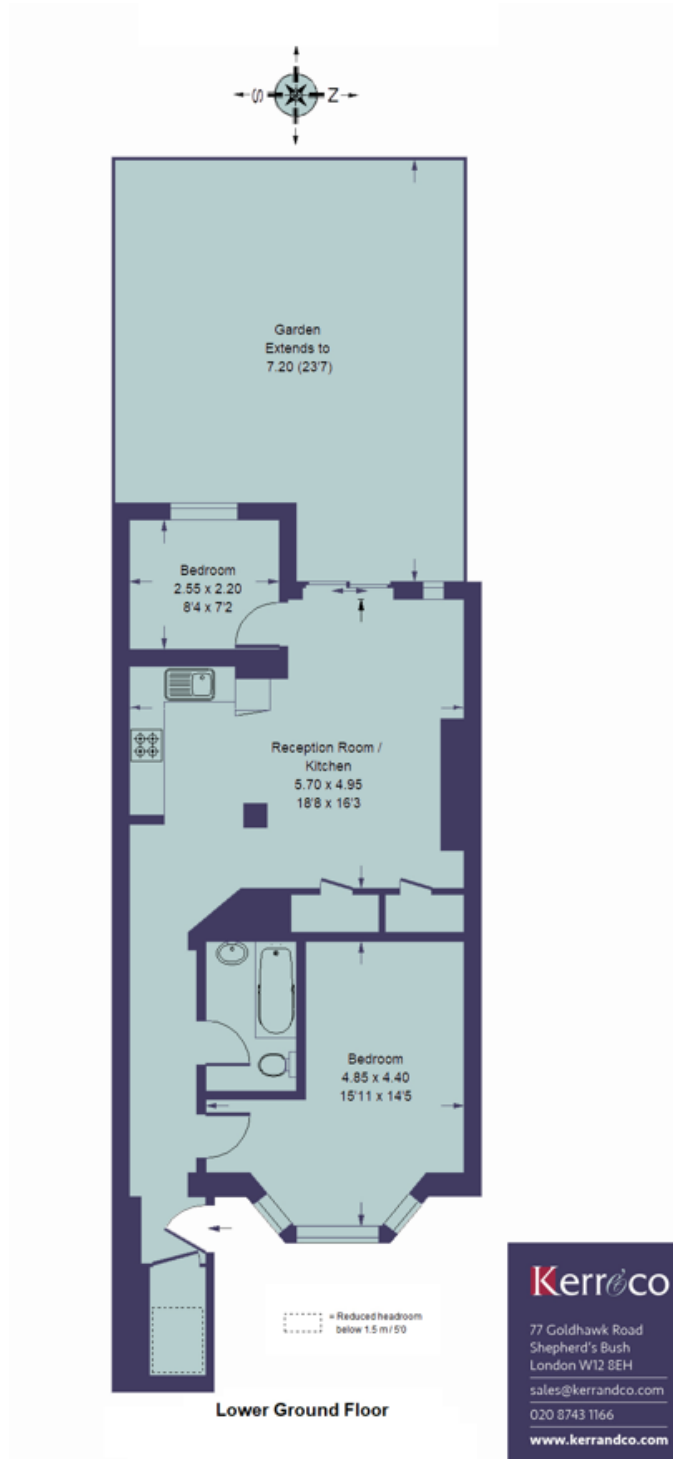
EPC Rating: **D62**

Council Tax: **Hammersmith and Fulham**

**Band D £1386.77 2024-25**

Parking: **Residents parking permit**

**NB: These are library photos  
prior to the flat being rented.**



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.