

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

Kerr&co



Nasmyth Street, London W6

An idyllic mid terraced Victorian cottage with wonderful rear garden with open aspect. This charming bay fronted Victorian cottage is in good condition throughout and could be further extended subject to the usual consents.

The property currently provides a dual aspect reception room, kitchen / dining room, a principal bedroom, two further double bedrooms and a family bathroom. Nasmyth Street is a picturesque residential street in the heart of Brackenbury Village and well placed for two outstanding local schools and the plethora of local facilities including shopping, leisure and transport connections.

Guide Price: £1,295,000 Freehold

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Nasmyth Street, London W6 0HA

Charming bay fronted Victorian cottage

Principal bedroom

Two additional double bedrooms

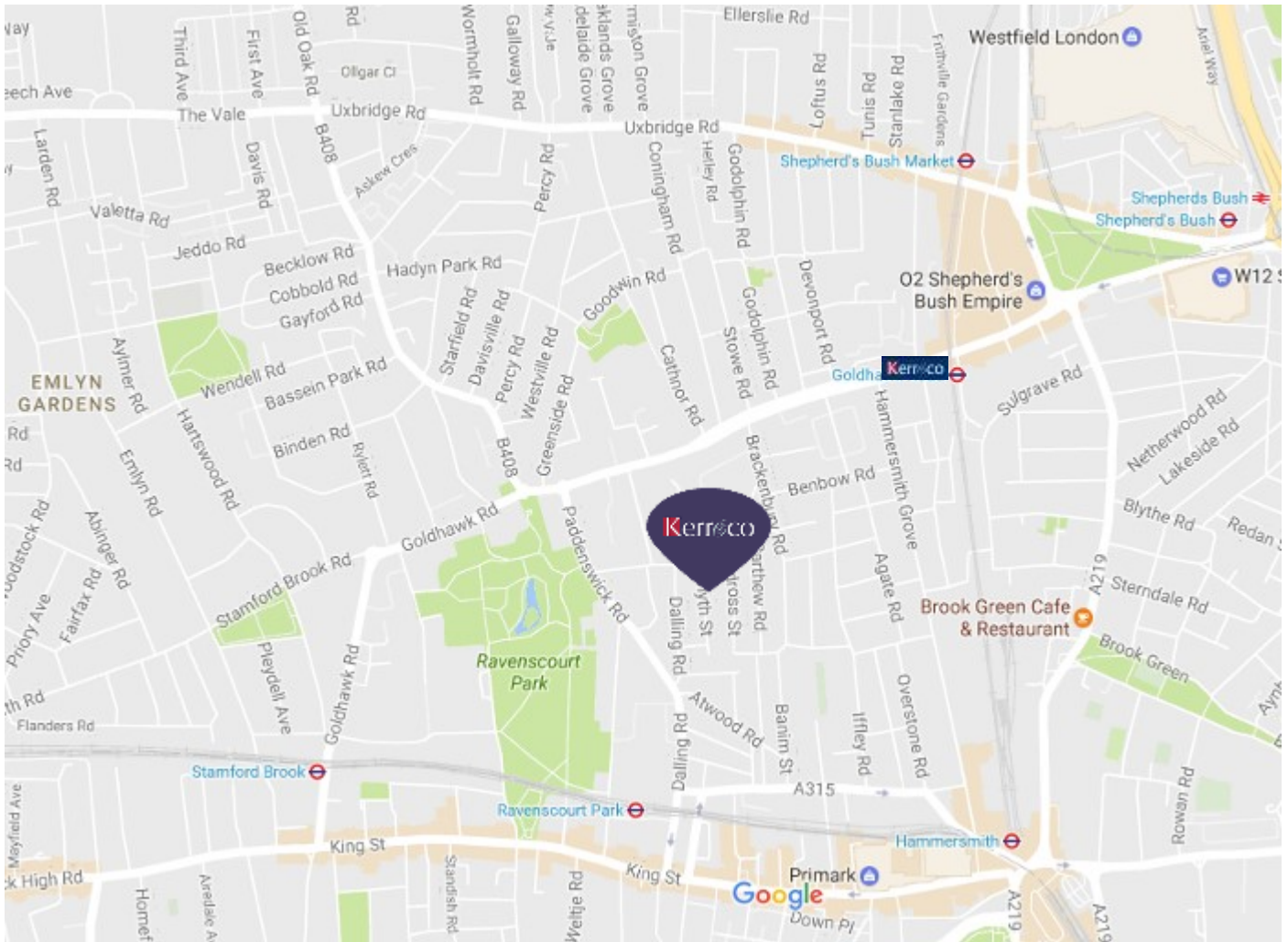
Dual aspect reception room

Exceptional rear garden with open aspect

Potential to substantially extend subject to the usual
consents

Idyllic Victorian terraced street close to the broad
spectrum of local facilities including shopping, leisure
and transport links





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 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: Freehold
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band F (£2,003.10 for current financial year 24/25)
- Parking: Eligible for a L.B.H.F. residents parking permit
- Accessibility: 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:
 - Surface water: Medium risk 1.0% - 3.3% chance per annum
 - Rivers and Sea: Very Low Risk less than 0.1% chance per annum

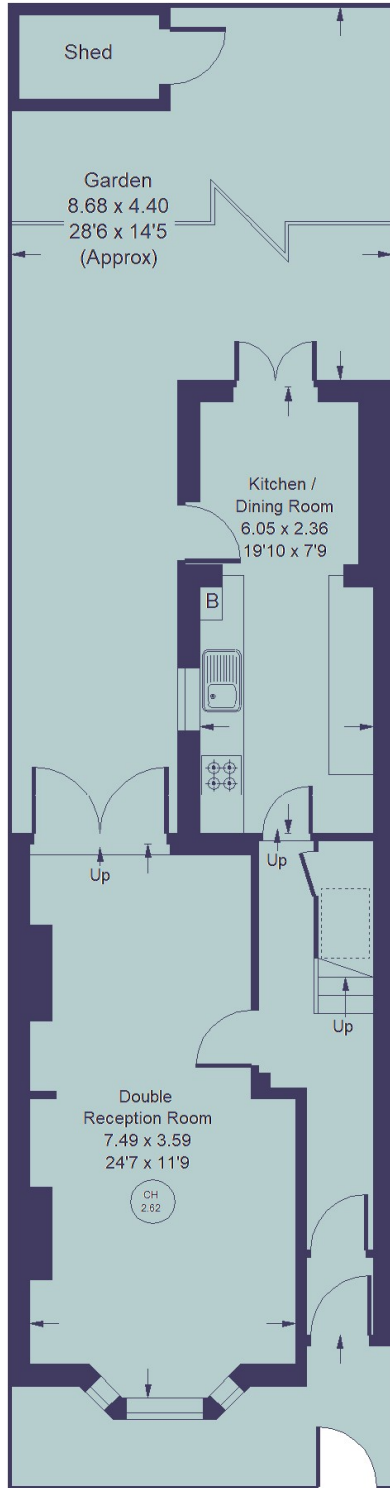
Nasmyth Street, London W6

Tenure: Freehold

Guide Price: £1,295,000

Three bedroom terraced cottage

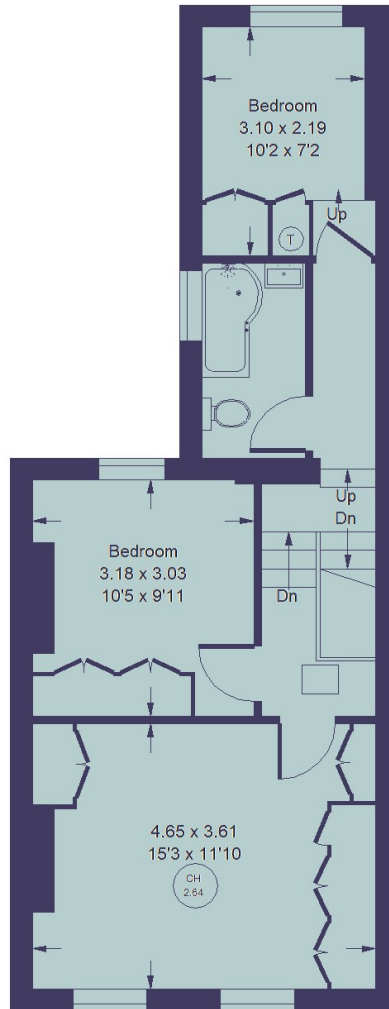
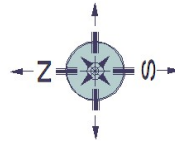
Approximate gross internal floor area: 1,003 Sq. Ft. (93.2 Sq. M.)



Ground Floor

Nasmyth Street, W6

Approx. Gross Internal Area
93.2 sq m / 1003 sq ft



First 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.

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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.