



FINDON ROAD, LONDON W12

A beautifully refurbished two double bedroom flat with a 41 ft South-facing garden, set on the ground floor of a charming period converted building.

This stylish property has been finished to an exceptional standard and offers approximately 750 sq. ft. of living space. It features two double bedrooms, both with en suite facilities, and a spacious open-plan kitchen/reception room that leads directly onto a large South-facing garden. Findon Road is a highly sought-after residential street, providing excellent access to shopping amenities and transport links at Ravenscourt Park, Askew Road, Shepherd's Bush Green, Hammersmith Broadway and the renowned Westfield London shopping complex.

Asking Price: £665,000 Share of freehold

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FINDON ROAD, LONDON W12 9PY

SHOWER ROOM AND BATHROOM BOTH EN SUITES

41 FT SOUTH FACING GARDEN

TWO DOUBLE BEDROOMS

OFFERS CIRCA 750 SQ FT IN ACCOMMODATION

SPACIOUS RECEPTION ROOM WITH INTEGRATED OPEN PLAN

STYLISH HIGH END MAGNET KITCHEN AND STONE WORKTOPS

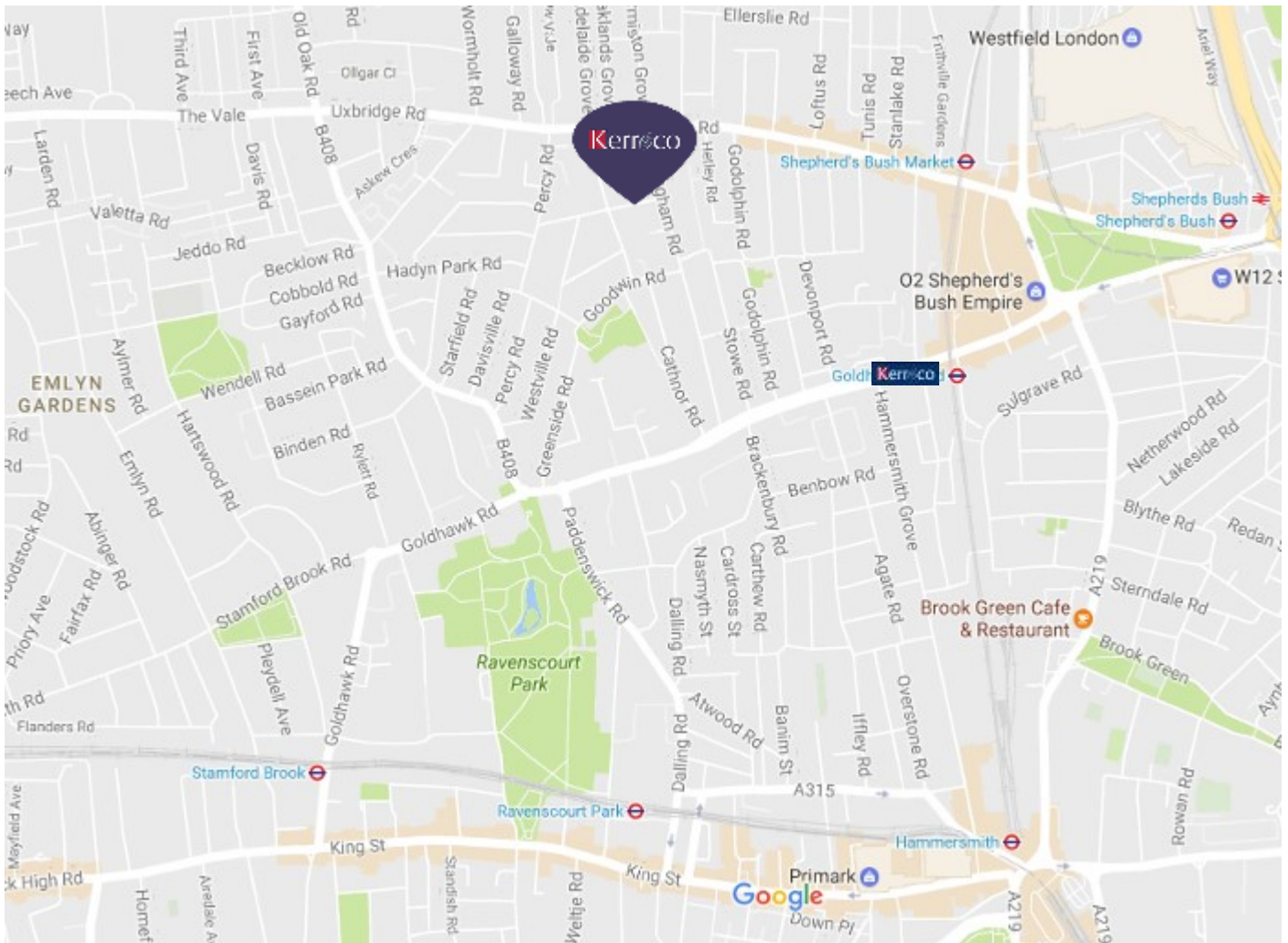
EASY ACCESS TO TRANSPORT LINKS AND SHOPPING FACILITIES,

AT HAMMERSMITH/BRACKENBURY/ASKEW ROAD, SHEPHERD'S

BUSH GREEN AND WEST LONDON WESTFIELD COMPLEX

QUIET RESIDENTIAL STREET





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 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

Share of freehold

Ground rent: N/A

Service charge: 1/3 share of outgoings

Service charge covers: communal electricity, buildings insurance.

Parking: Eligible for a LBHF residents parking permit

Council Tax: Band D (£1386.77 for current financial year)

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

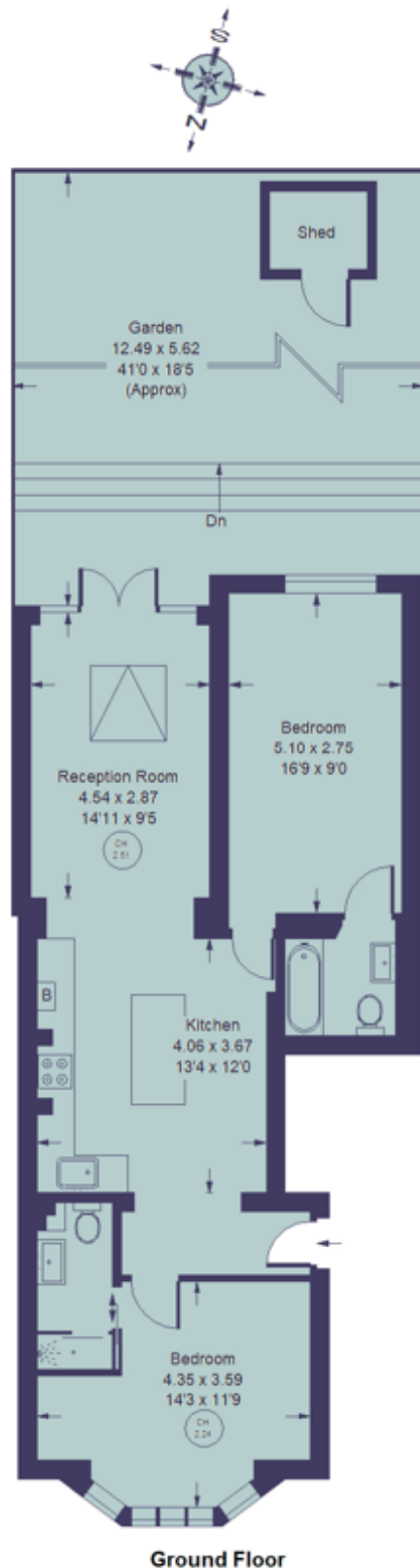
Heating: Gas central heating via radiators

Accessibility: Entered on ground floor, steps down to garden

Flood risk: Surface water: High Rivers and Sea: Very low

FINDON ROAD, LONDON W12 9PY
TWO DOUBLE BEDROOM GARDEN FLAT
INTERNAL AREA FROM
745 SQ. FT. (69.2 SQ. M.)

Asking Price: £665,000



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1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or 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. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.

2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.

3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.