

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

Kerr & Co



Oaklands Grove, London W12

A charming Victorian terraced house with many of the original Victorian features and offering 1,563 square feet (including basement but not restricted head height) over two main and three rear addition floors. Providing four double bedrooms, two bathrooms, interlinking reception rooms, a spacious kitchen / dining room, a 40' rear garden and there is also a useful storage cellar.

There is scope, subject to the grant of planning consent, to enlarge in to the loft space and side return area of the garden. The house is well located within easy reach of the transport connections along Uxbridge Road (Shepherd's Bush Market and Shepherd's Bush underground stations and overland train station), Wood Lane (White City and Wood Lane underground stations) as well as numerous bus routes to and from Central London. Local shopping and leisure facilities are to be found at Westfield London including John Lewis, SoHo house private members club as well as the outstanding café Proud Marys Oaklands Grove. The house also falls in the catchment of several excellent local schools including St Stephens Primary one of the best in the country.

Offers in excess of: £1,450,000 Freehold

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Oaklands Grove, London W12 0JA

Spacious four bedroom Victorian terraced house.
Potential to enlarge subject to the grant of planning permission.

Interlinking reception rooms.

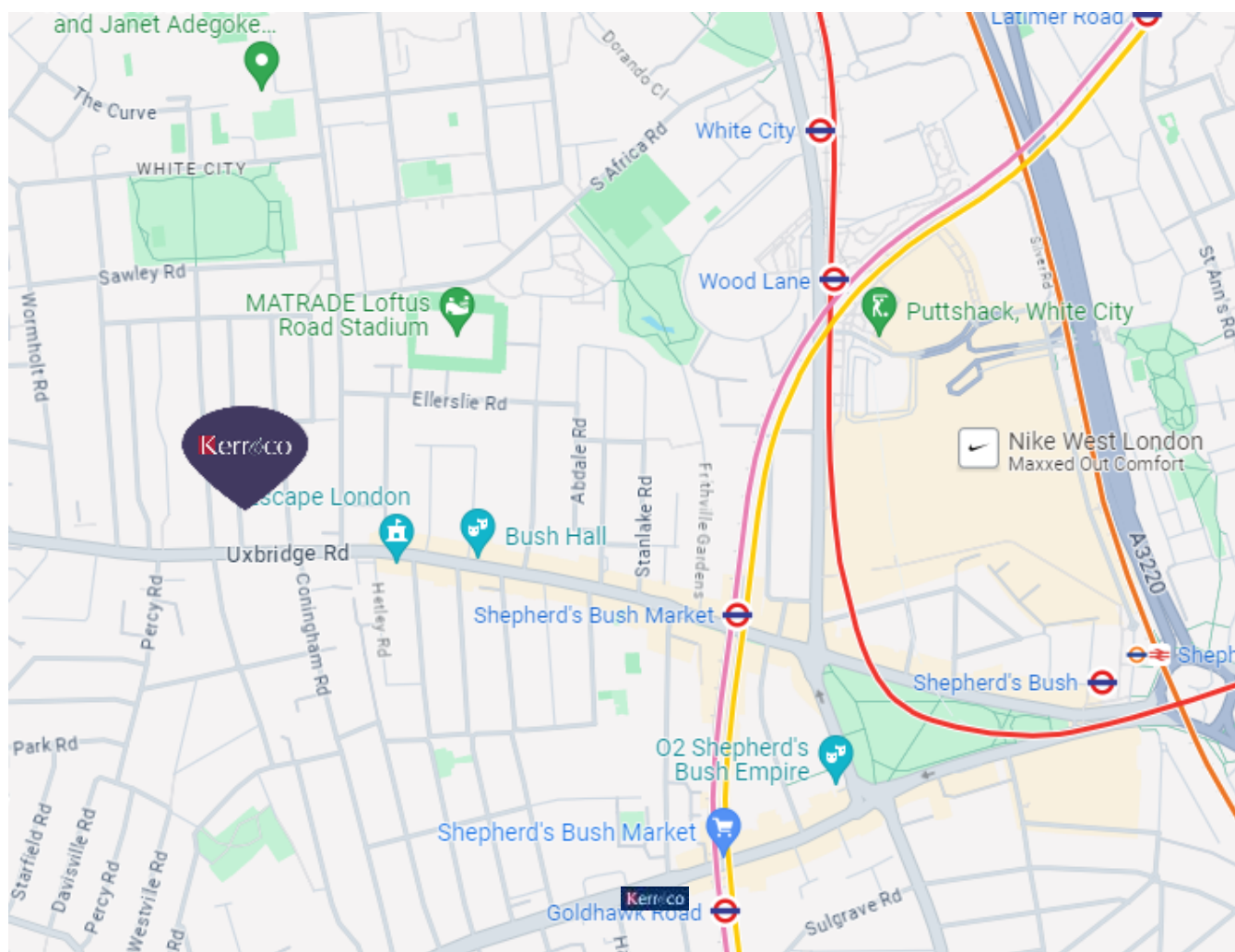
Large kitchen / dining room.

Two family bathrooms.

Large East facing rear garden.

Well located for ease of access to the underground stations at Shepherd's Bush Market and Shepherd's Bush (Central, Circle and Hammersmith & City lines) as well as the overland train station and numerous local bus routes.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 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 G (£2,311.28 for 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

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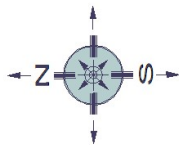
Offers in excess of: **£1,450,000**

Four bedroom Victorian terraced house

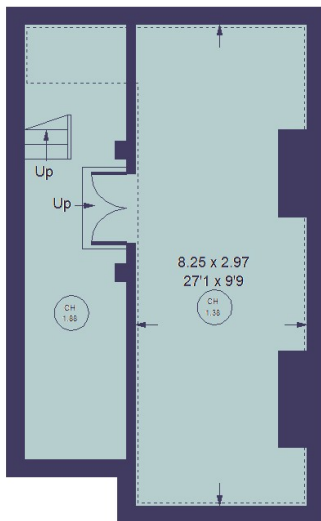
Approximate gross internal floor area: 1,563 Sq.Ft. (145.2 Sq. M. excluding restricted head height).

Oaklands Grove, W12

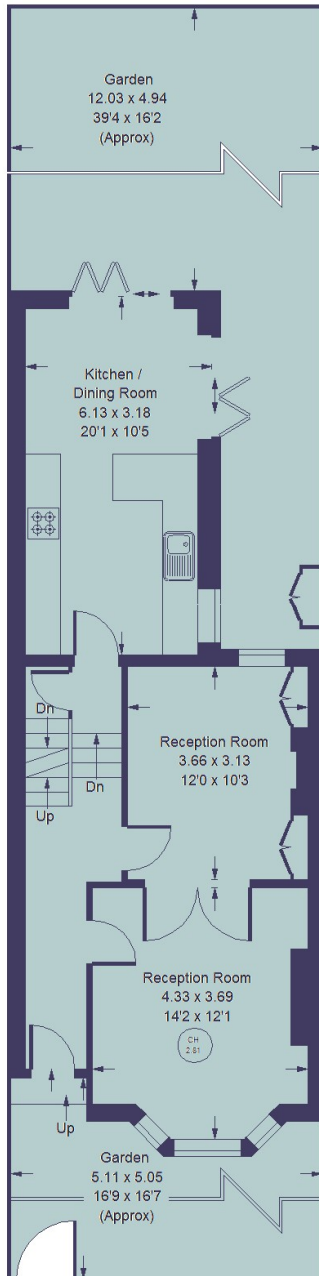
Approx. Gross Internal Area = 131.7 sq m / 1418 sq ft
Basement excluding restricted head height 13.5 sq m / 145 sq ft
(restricted head height 25 sq m / 269 sq ft)
Total = 170.2 sq m / 1832 sq ft



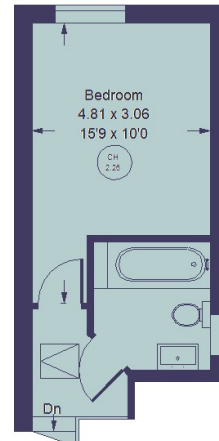
= Reduced headroom below 1.5 m / 5'0"



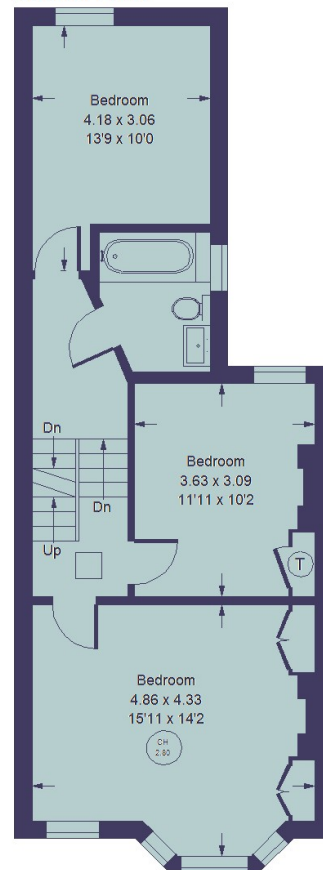
Basement



Ground Floor



Second Floor



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/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.