



## Askew Crescent, London W12

**This generously proportioned three-bedroom flat spans 1,140 sq ft across the ground and lower floors of a beautifully converted period building.**

The property features a large open-plan kitchen, dining, and reception area that seamlessly opens onto a private garden, perfect for entertaining or relaxing. Accommodation includes three double bedrooms, with the lower ground bedroom benefiting from an en-suite, as well as an additional modern shower room. Situated on Askew Crescent, just off the sought-after Askew Road, the property is surrounded by a vibrant community of independent shops, restaurants, and cafes, including the renowned Ginger Pig Butcher and GAIL's Bakery. The location also offers excellent transport links and convenient access to shopping destinations such as Uxbridge Road, Shepherd's Bush Green, Hammersmith and the Westfield London complex. This flat combines character, space, and a prime location, making it an ideal home for families or professionals seeking comfort and convenience in West London.

**Asking price: £695,000 Share of freehold**

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## Askew Crescent, London W12 9DP

Private Garden.

Spacious split level flat offering 1,140 sq ft of accommodation.

Three bedrooms with lower ground floor being en suite.

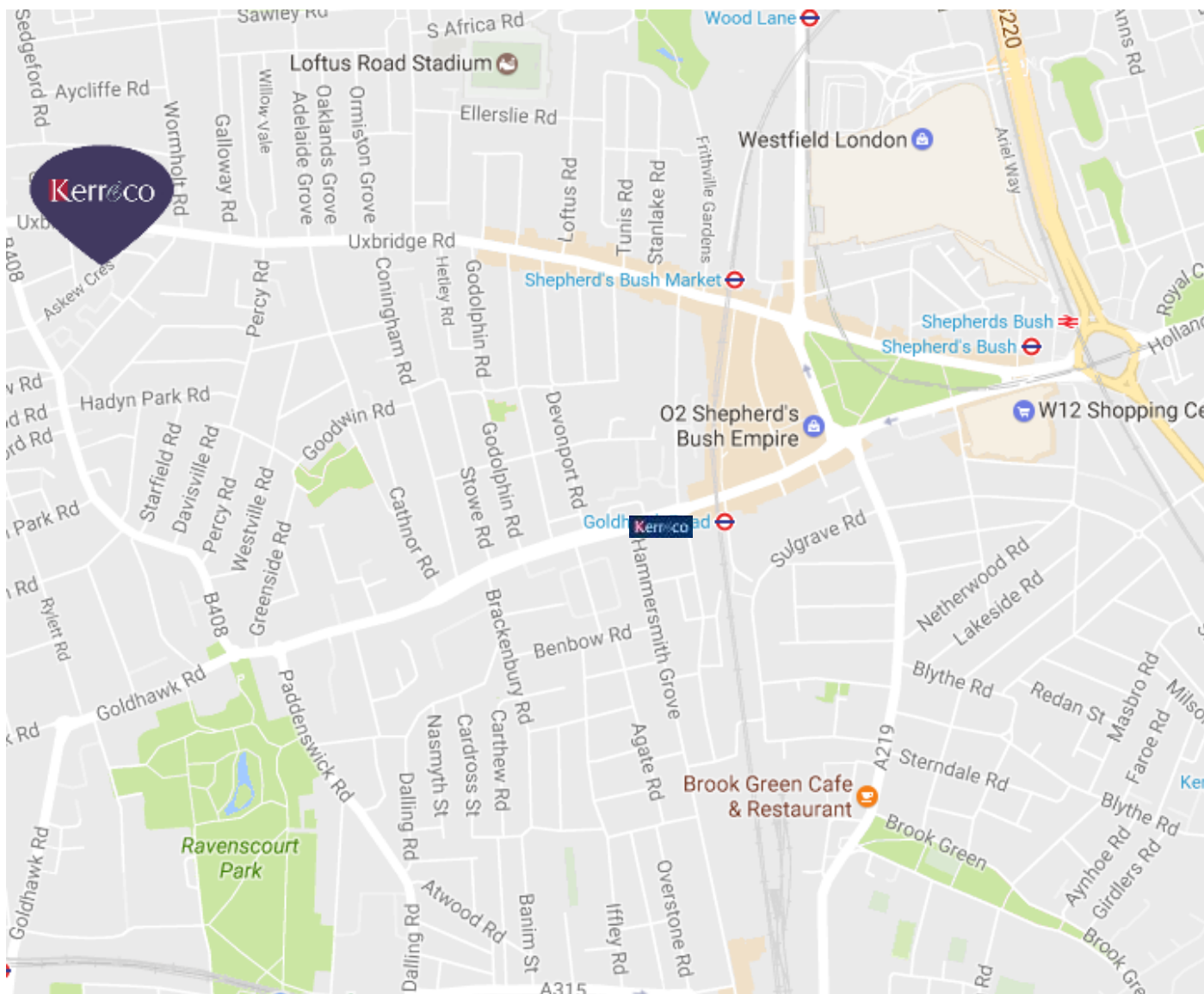
Period conversion.

Two bathrooms.

Excellent location off Askew Road, for ease of access to transport and leisure facilities along Uxbridge Road, Shepherd's Bush Green and West London Westfield.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home.

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:** Ground floor access, stairs to reception room and lower ground

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

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Split level flat over the ground and lower ground floors.

Approximate gross internal floor area: **1,140 SQ. FT. (105.9 SQ. M.)**

Asking price: **£695,000**

Tenure: **Share of freehold (Lease 999 years from 1st November 2011)**

Service Charge: **Share of outgoings 45% contribution**

(Includes building insurance.)

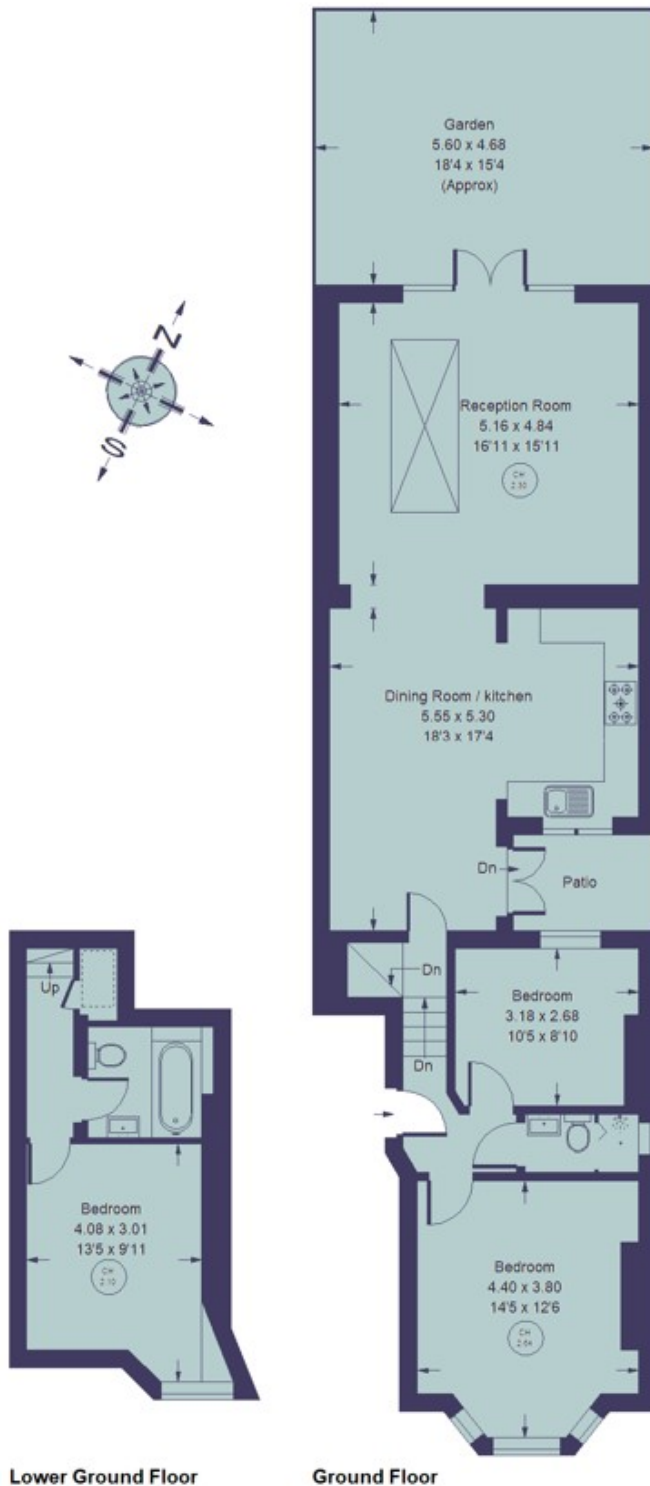
Ground Rent: **Zero**

EPC Rating: **C72**

Parking: **Residents Parking Permit**

Council Tax **Hammersmith and Fulham**

**Band E £1,694.94 2024-25**



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.