

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

Kerr&co



Hetley Road, London W12

A very generous five bedroom home, providing in excess of 2,300 sq ft set over four storeys, arranged with a separate self contained flat, and providing an opportunity to extend and improve to a buyers own taste (STPP).

This house comprises of two reception rooms, a dining room, a separate kitchen, five generous double bedrooms, a spacious bathroom, and a shower room. Giving prospective buyers the opportunity to extend and improve, suiting their own needs and personal style. Living with in easy reach of the transport connections in Shepherd's Bush (Hammersmith & City, Central, Circle, and Midway underground lines) as well as the shopping and leisure facilities at Westfield London including John Lewis, SoHo house private members club and Proud Marys café on Ormiston Grove. Whilst being a short walk from St Stephens Primary School, granting this house even more potential to be the ideal family home.

Asking Price: £1,400,000 Freehold

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Hetley Road, London W12 8BA

Spacious five bedroom terraced Victorian home.
Potential to extend and improve to a buyers own
taste (STPP).

Two reception rooms.

Dining room.

Separate kitchen

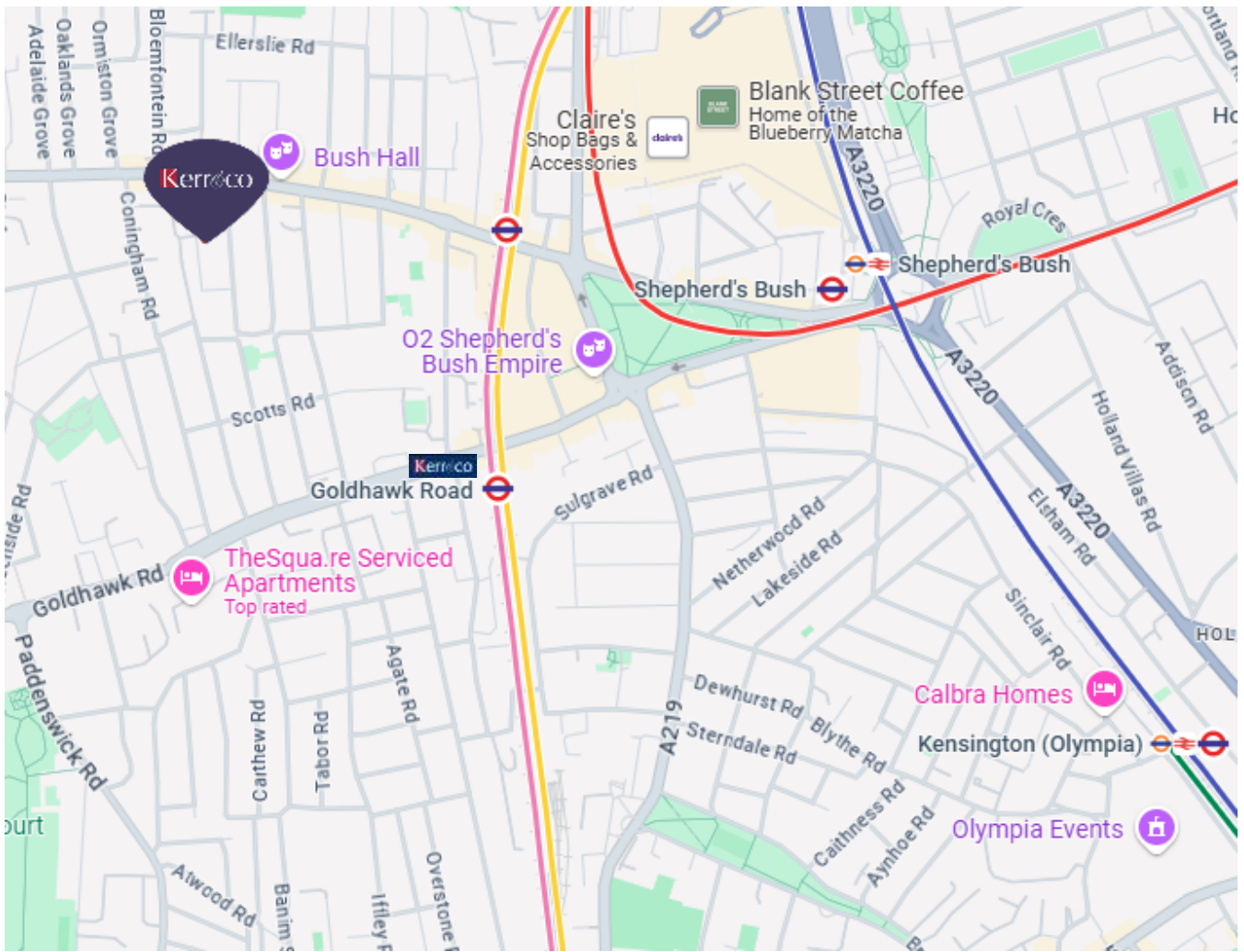
Patio Garden.

Five double bedrooms.

Spacious Bathroom and shower room.

Well located for ease of access to White City and
Wood Lane underground stations (Central, Circle and
Hammersmith & City lines).





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 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.

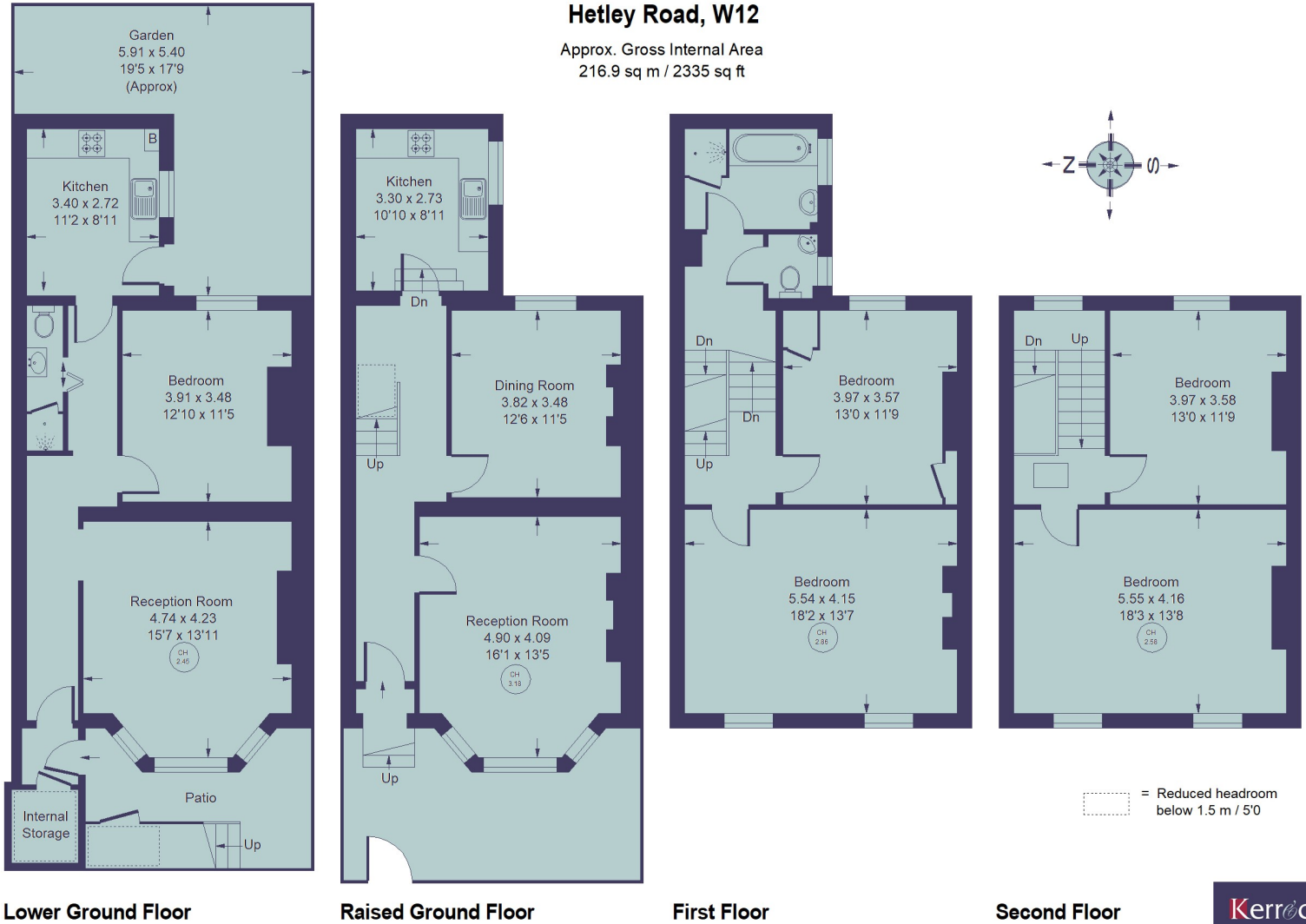
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band F (£2,003.10 for current financial year 24/25)
- Parking: Eligible for a L.B.H.F. residents parking permit
- Accessibility: Steps to front doors and internal stairs
- Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
- Heating: Gas central heating via radiators
- Flood risk:
 - Surface water: High risk > 3.3% chance per annum
 - Rivers and Sea: Very Low Risk less than 0.1% chance per annum

Hetley Road, London W12 8BA

Asking Price: **£1,400,000**

4 storey Victorian terraced home

Approximate gross internal floor area: **2,335 Sq. Ft./ 216.9 Sq. M.**



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.