

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

Kerr & Co



Davis Road, London W3

A beautifully presented two-bedroom ground floor Edwardian maisonette, set within a charming semi-detached building near the sought-after amenities of Askew Road.

This thoughtfully extended home boasts 763 sq ft of stylish accommodation, including two spacious double bedrooms, a modern bathroom, and a bright open-plan kitchen, reception, and dining area that leads directly onto a private garden complete with a garden shed. Ideally located, this property is just a short stroll from the green open spaces of Wendell Park and the vibrant boutique shops, cafés, and restaurants of Askew Road and Turnham Green Terrace. Transport connections abound, with multiple bus routes and nearby underground stations at Shepherd's Bush Market, Shepherd's Bush, and Stamford Brook providing access to five different tube lines. Additionally, overground services at Shepherd's Bush and Acton Central ensure excellent connectivity. This property offers a perfect blend of period charm, contemporary design, and a prime location—ideal for those seeking a well-connected home full of character and comfort.

Asking price: £625,000 Share of Freehold

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Davis Road, London W3 7SF

Well presented Edwardian maisonette in semi-detached building.

Offers 763 Sq. Ft. (69.5 Sq. M.) of accommodation.

Fully extended.

Private entrance.

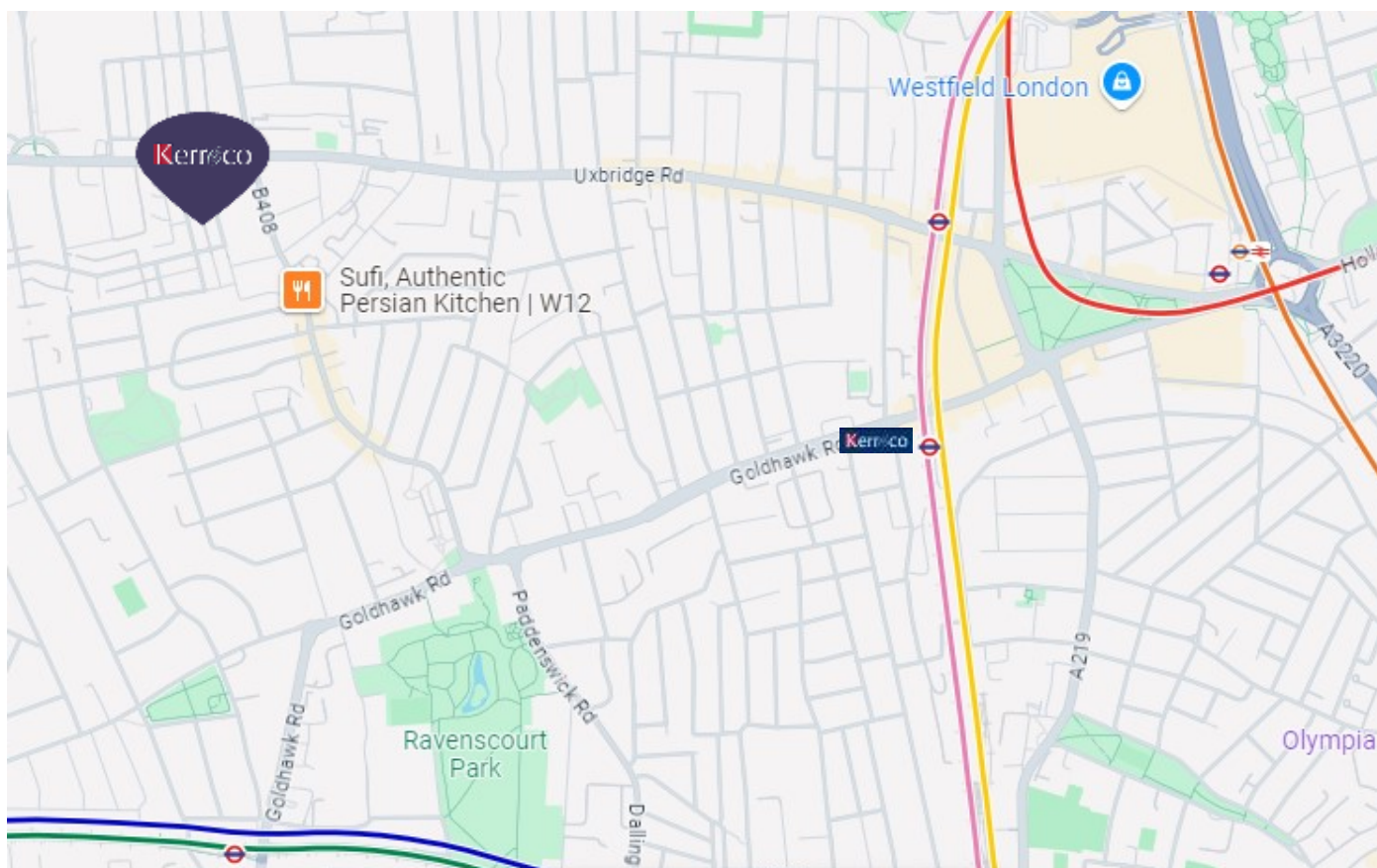
Open kitchen/reception/dining area.

Two double bedrooms.

No onward chain.

Situated close to Turnham Green Terrace and Askew Road which is home to the "Ginger Pig" butcher/deli, "The Eagle" gastro pub and numerous independent shops, cafés and restaurants.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	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 with underlying lease of 125 years from May 2006

Ground rent: £Peppercorn

Service charge: 50% of outgoings

Service charge covers: maintenance, repairs, buildings insurance.

Local Authority: London Borough of Ealing

Parking: Eligible for a Ealing residents parking permit

Council Tax: Band D (£1,948.34 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 and electric under floor heating

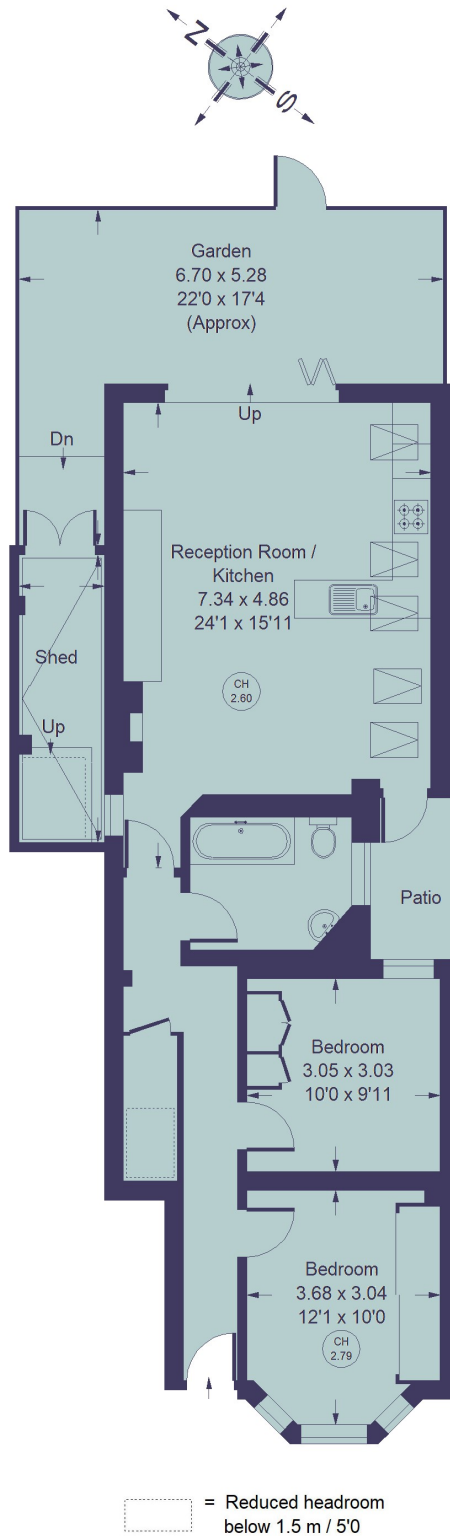
Accessibility: Majority level access.

Flood risk assessment: Surface water: Low Rivers and Sea: Very low

Davis Road, London W3 7SF

Asking price: **£625,000**

Two bedroom purpose built ground floor Edwardian maisonette
Approximate gross internal floor area **763 Sq. Ft. (69.5 Sq. M.)**



Ground Floor



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.