

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

Kerr&co



Oaklands Grove, London W12

A spacious two-bedroom split-level flat set over the first and second floors of this charming Victorian conversion.

With the loft demised, the property offers excellent potential for further extension, subject to planning permission and the usual consents. Spanning 866 sq. ft., the well-laid-out accommodation comprises a kitchen, WC/utility room, bathroom, two double bedrooms, and a bright reception room. Nestled within "The Groves", just off Uxbridge Road, the property benefits from excellent transport links, including numerous bus routes and nearby Shepherd's Bush Market, Wood Lane (Hammersmith & City/ Circle lines), Shepherd's Bush, and White City (Central line) stations.

Asking price: £625,000 Freehold

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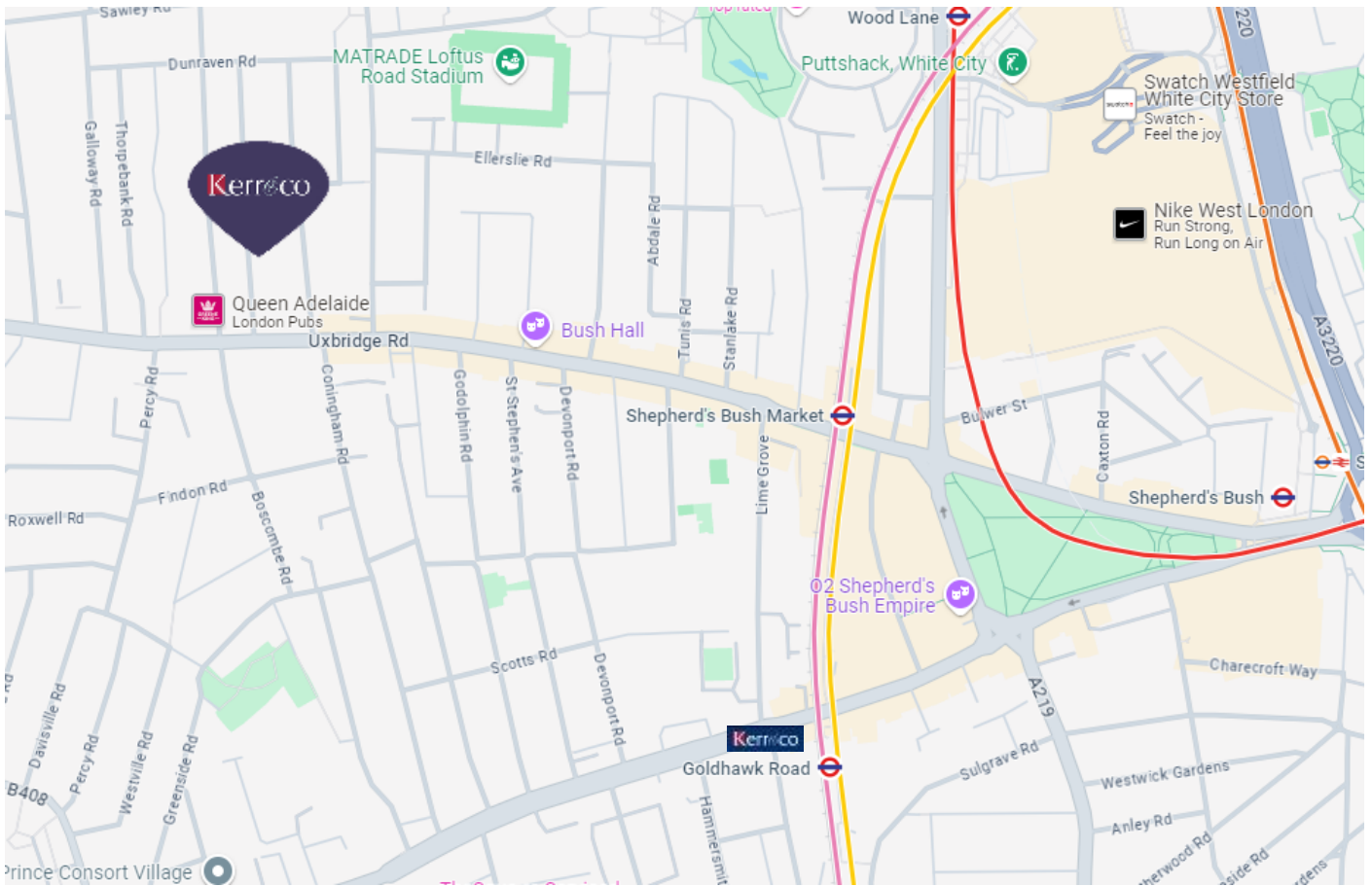
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Oaklands Grove, W12 0JA

Split level flat offering 866 sq ft of accommodation
Victorian conversion
Loft space demised, with scope to extend subject to
planning permission and usual consents
Two double bedrooms
WC/utility room
Owns entire freehold
Chain free sale
Excellent location close to local transport links
(Hammersmith & City, Circle and Central
underground lines) and the impressive Westfield
London shopping and leisure facilities.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 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:

Tenure: **Freehold**

Service charge: **50% of any outgoings**

Ground rent: **N/A**

Parking: **Eligible for a LBHF Residents parking permit**

Council Tax: **Hammersmith and Fulham Band D £1,386.77 (2024-25)**

Connected services: **Mains water and drainage, gas, electricity, telephone and broadband (fibre and cable available locally)**

Heating: **Gas central heating via radiators**

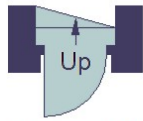
Accessibility: **Step to front door and steps to first and second floor levels**

Flood risk: **Available upon request with the agent**

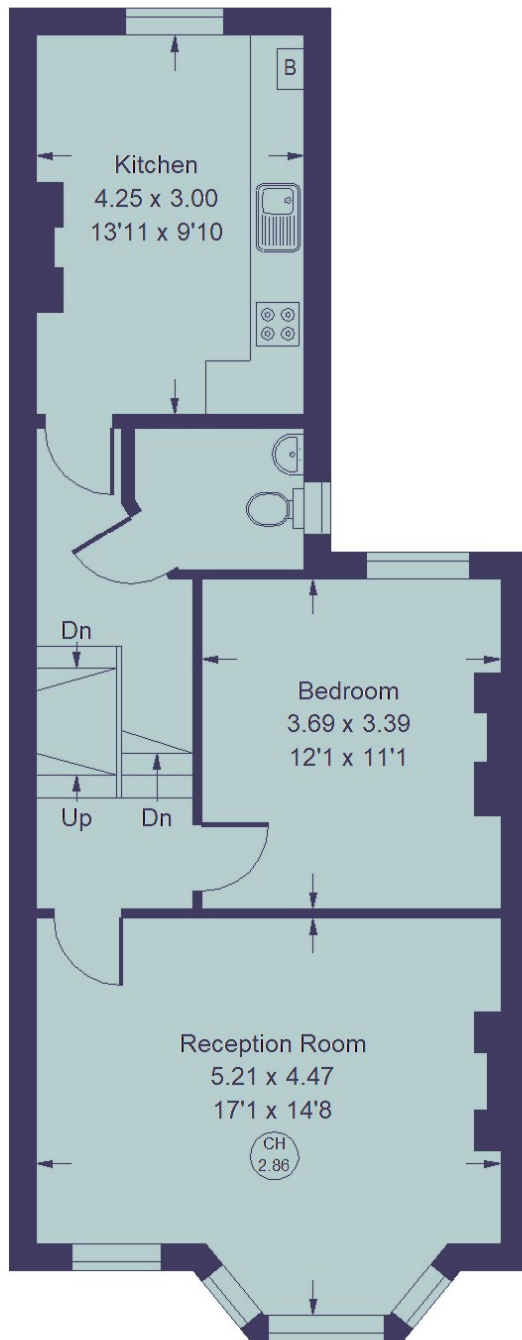
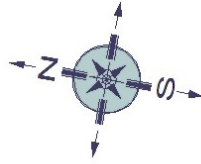
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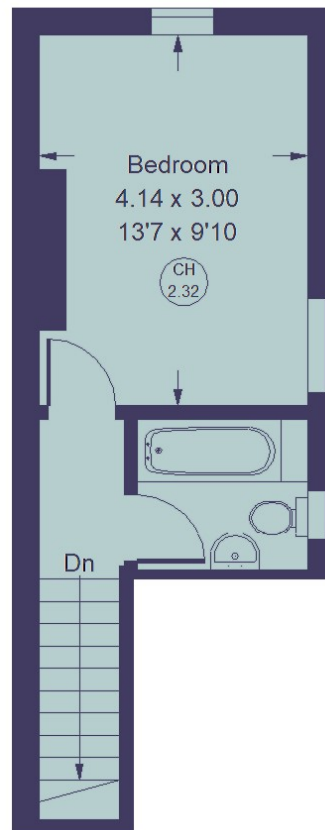
Two bedroom split level flat in Victorian building
Approximate gross internal floor area: **866 Sq. Ft. (80.5Sq. M.)**



Ground Floor



First Floor



Second Floor

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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.