Kerr&co

Cobbold Road, London W12

A well-presented two-bedroom split-level maisonette with private roof terrace, arranged over the top two floors of an attractive Victorian conversion.

Beautifully extended and offering over 900 sq. ft. of accommodation, the property retains charming period features including sash windows and a feature fireplace. The layout comprises a generous kitchen/dining room, large reception room, family bathroom, and two double bedrooms, with the principal bedroom benefiting from an en suite. A private roof terrace provides a perfect outdoor retreat. Located on a desirable residential street just off the vibrant Askew Road, the flat is within a short stroll of Wendell Park and a wide range of independent shops, cafés, and eateries including Gail's Bakery, The Ginger Pig Butcher & Deli, and The Eagle gastro pub. Excellent transport links and further shopping facilities can be found nearby at Shepherd's Bush Green, the Westfield London complex, and Turnham Green Terrace.

Asking price: £700,000 Share of Freehold

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Cobbold Road, London W12 9LW

A split level maisonette set over top two floors of Victorian conversion.
Offers in excess of 900 Sq. Ft. accommodation.
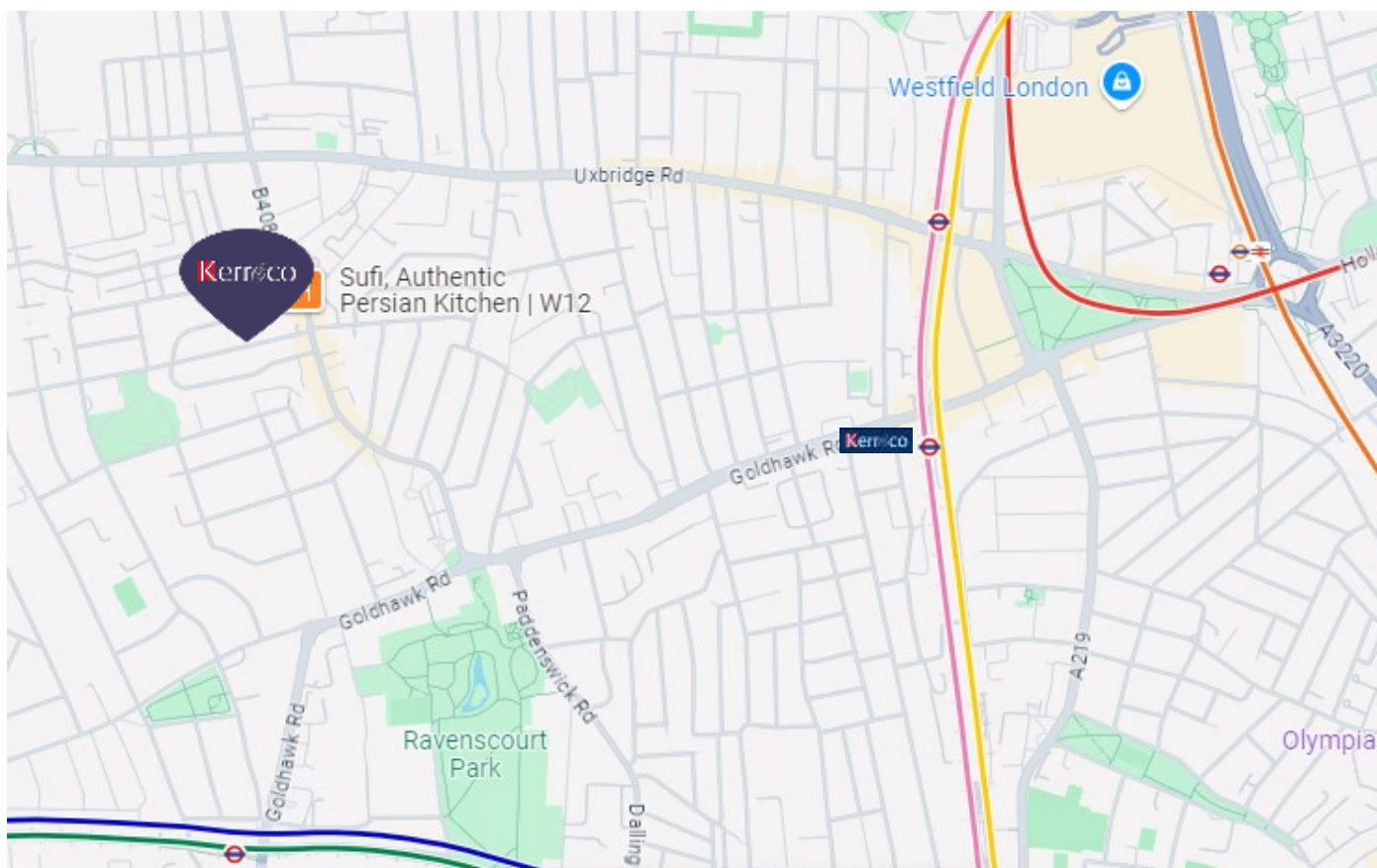Fully extended.
Large roof terrace.
Open kitchen/dining room.
Two double bedrooms and two bathrooms.
Well presented throughout with period features.
Situated off Askew Road which is home to the "Ginger Pig" butcher/deli, "The Eagle" gastro pub and numerous independent shops, cafés and restaurants.

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**		
69-80	**C**	71 C	79 C
55-68	**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 189 years from September 1980

Ground rent: £Peppercorn

Service charge: 50% of outgoings

Service charge covers: ad hoc maintenance and repairs, buildings insurance.

Local Authority: London Borough of Hammersmith and Fulham

Parking: Eligible for a Hammersmith and Fulham 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).
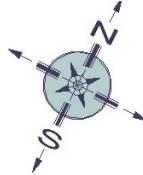
Heating: Gas central heating via radiators

Accessibility: Stairs to first floor and internal staircase

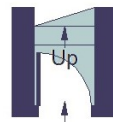Flood risk assessment: Available upon request via the agent

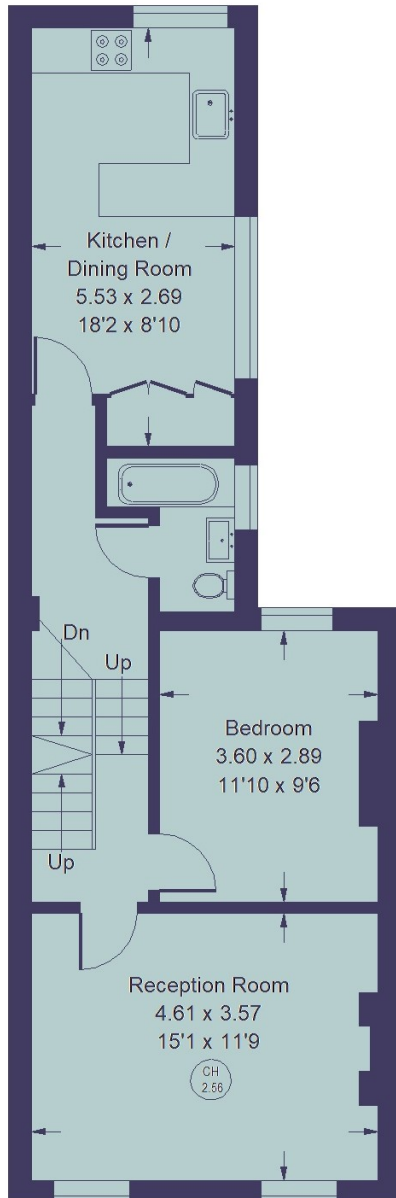# Cobbold Road, London W12 9LW

Asking price: **£700,000**

Two bedroom split level maisonette with roof terrace
Approximate gross internal floor area **833 Sq. Ft. (77.4 Sq. M.)**
Eaves Storage **68 Sq. Ft. (6.3 Sq. M.)**
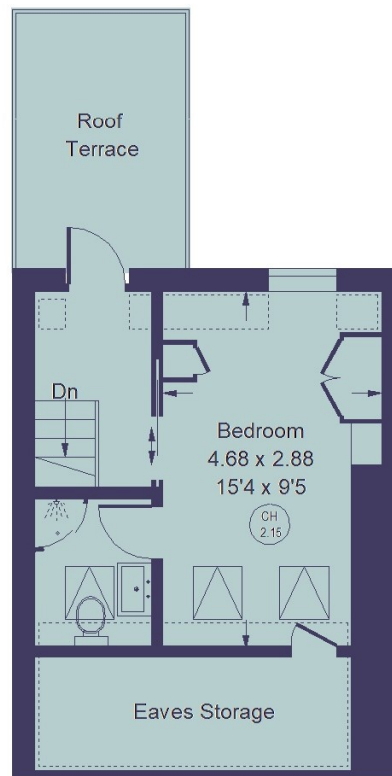Total **901 Sq. Ft. (83.7 Sq. M.)**

N

☐ = Reduced headroom
below 1.5 m / 5'0

Ground Floor

Up

Kitchen / Dining Room
5.53 x 2.69
18'2 x 8'10

Roof Terrace

Dn
Up
Up

Bedroom
3.60 x 2.89
11'10 x 9'6

Dn

Bedroom
4.68 x 2.88
15'4 x 9'5
CH 2.15

Reception Room
4.61 x 3.57
15'1 x 11'9
CH 2.56

Eaves Storage

First Floor

Second Floor