

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

Kerr&co



Nasmyth Street, London W6

A naturally light, spacious and well maintained two bedroom maisonette set over the raised ground and first floors of this converted Victorian terraced property. The property is located on a picturesque residential street within the heart of Brackenbury Village and is therefore well placed for ease of access to the shopping and transport hubs at both Hammersmith and Shepherd's Bush town centres, as well as some of the Capital's best schools.

The property benefits from its own front door and provides; a spacious dual aspect reception room, kitchen, two generous double bedrooms and a bathroom. There is current planning consent for a loft conversion and an additional bathroom over the rear addition—copies of the plans are available on request.

Asking Price: £750,000 Leasehold including the entire freehold

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Nasmyth Street, London W6 0HA

Maisonette occupying the raised ground and first floors with its own entrance as well as the entire freehold.

Two double bedrooms.

Dual aspect reception room.

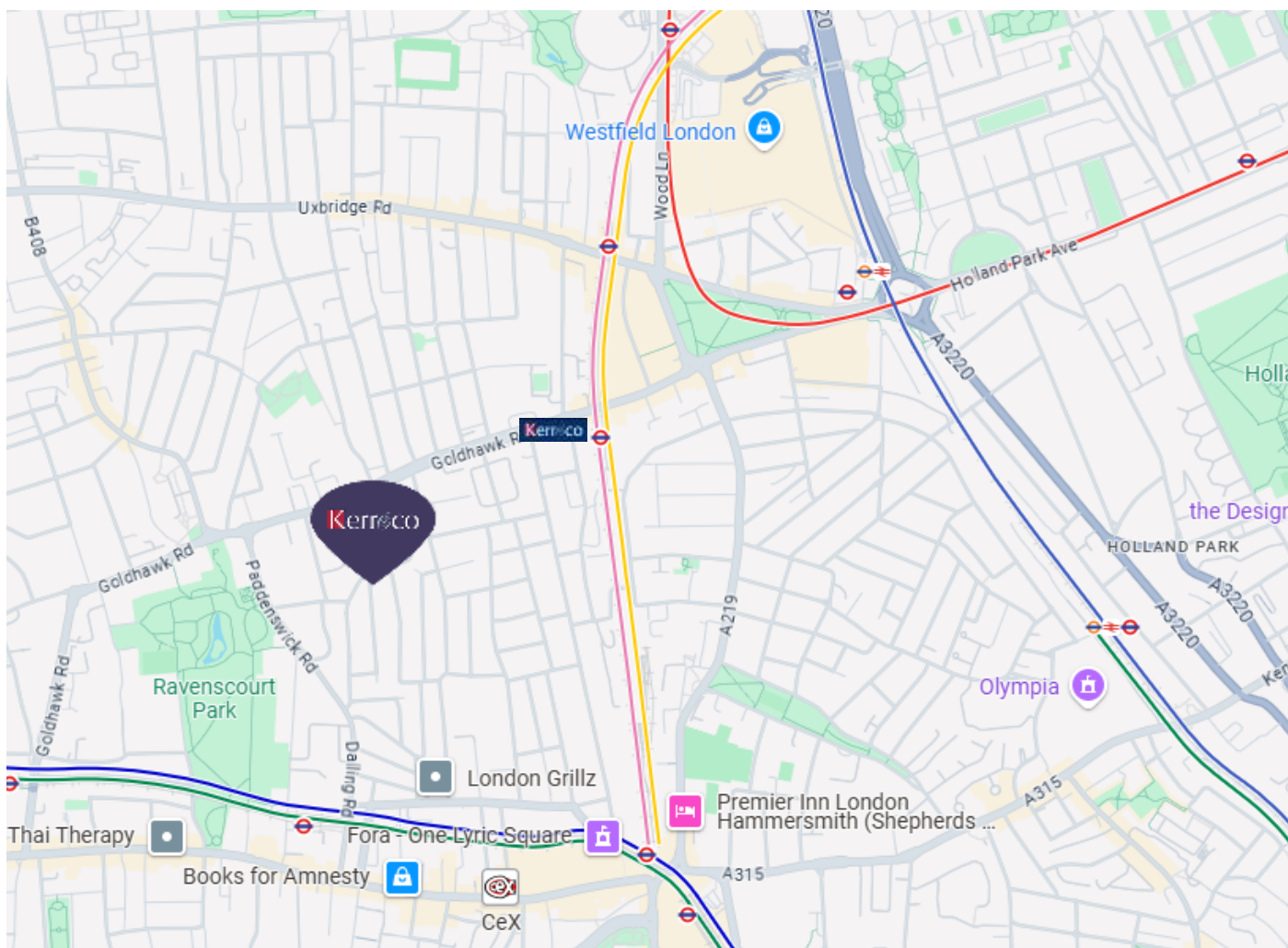
Catchment area for both John Betts and Brackenbury primary schools.

Within easy reach of the numerous local underground stations (Ravenscourt Park, Hammersmith, Goldhawk Road and Shepherd's Bush).

Close to Ravenscourt Park.

Current planning consent to extend into the loft space as well as over the rear addition to provide an additional bedroom with en suite shower room and a family bathroom allowing the creation of a larger kitchen on the raised ground floor.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 63 D | 71 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

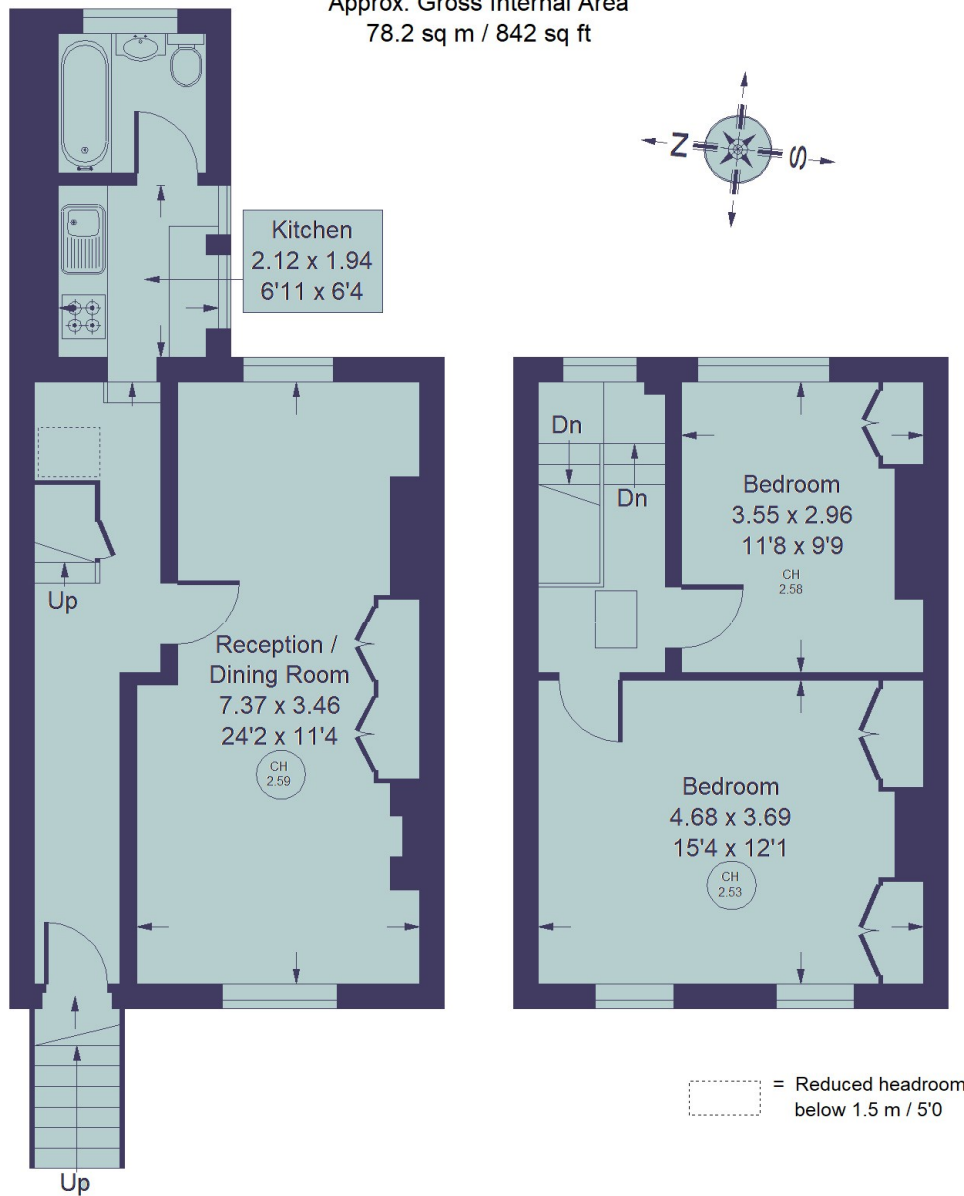
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 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: | Leasehold including the entire freehold |
| Service charge and ground rent | 50% of outgoings for maintenance , 63% for insurance contributions and a peppercorn |
| Local Authority: | London Borough of Hammersmith & Fulham |
| Council Tax: | Band E (£1,773.95.49 for current financial year) |
| 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 |

Nasmyth Street, W6 0HA
 Asking Price: **£750,000**
 Two bedroom maisonette
 Approximate gross internal floor area: **842 Sq. Ft. (78.2 Sq. M.)**

Nasmyth Street, W6

Approx. Gross Internal Area
 78.2 sq m / 842 sq ft



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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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 alterations 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.