



Hetley Road, London W12

A superbly presented and newly decorated Victorian terraced 4 bedroom house set behind a charming front garden providing generous accommodation over three natural floors. With high ceilings throughout, this naturally light (East/West orientated) property offers a dual aspect reception room, a kitchen leading on to the delightful rear garden, a large and very useful storage cellar under the main body of the house, family bathroom, two generous double bedrooms and a study / single bedroom on the first floor and a principal bedroom with en suite bathroom and walk-in dressing room occupying the entire top floor. There is enormous scope to further enlarge in to the loft, in to the side return of the garden and over the rear addition subject to the usual consents.

Hetley Road is a quiet residential street conveniently located allowing easy access to the broad array of local transport connections in Shepherd's Bush (Hammersmith & City, Central, Circle underground lines and the main line overland service) as well as the shopping and leisure facilities at Westfield London including John Lewis, SoHo house private members club. Whilst being a short walk from St Stephens Primary School along with other leading local state and independent schools, granting this house even more potential to be the ideal family home. Other notable local landmarks include the renowned Proud Mary's café, Bush Hall and Next Door Records all within a few minutes walk.

Asking Price: £1,395,000 Freehold

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Hetley Road, London W12 8BB

Beautifully presented and newly decorated Victorian terraced house.

Huge potential to extend over the rear addition and in to the loft space subject to the usual consents.

Wonderful natural light due to the East / West orientation.

Dual aspect reception rooms.

Well appointed kitchen leading on to the rear garden.

West facing rear garden a wonderful sun trap.

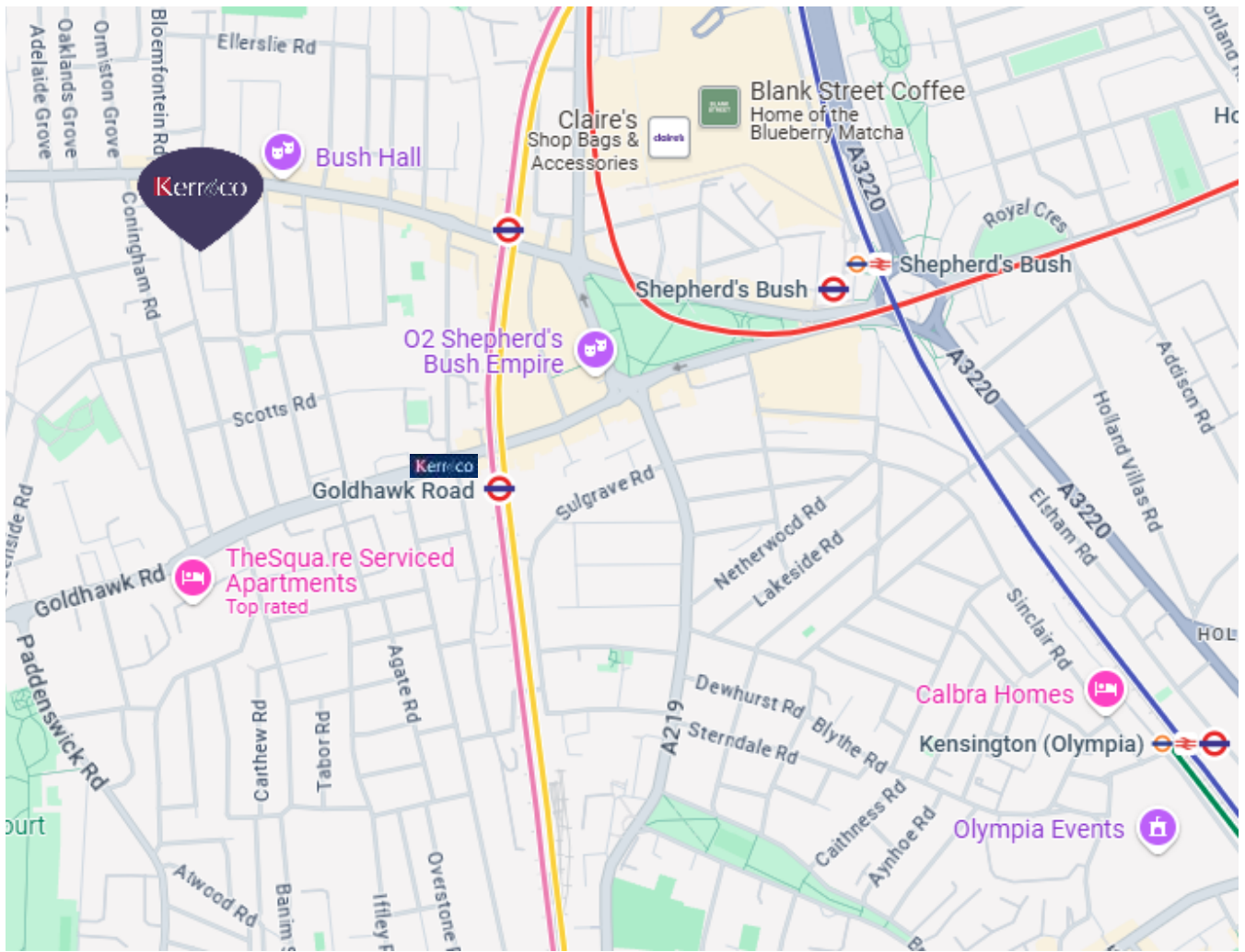
Principal bedroom with dressing room and en suite shower room.

Two additional double bedrooms.

Family bathroom.

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		85 B
69-80	C		
55-68	D	67 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 G (£2419.03 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Step 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

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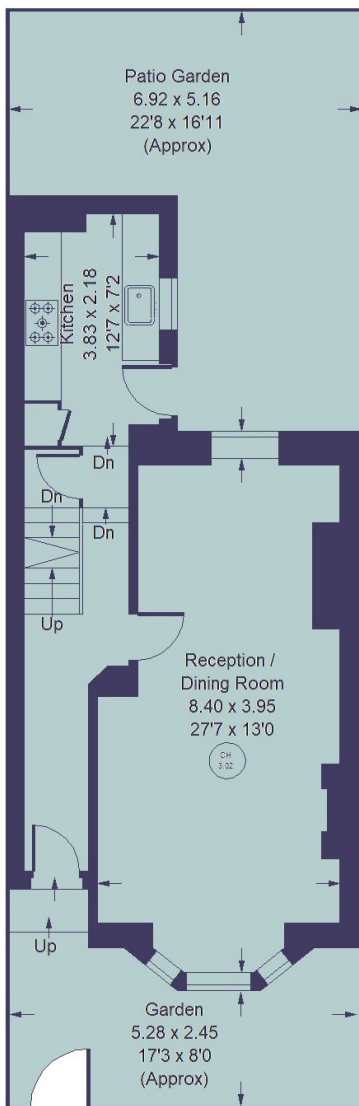
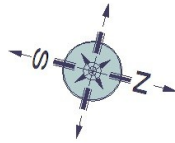
Asking Price: **£1,395,000**

Victorian terraced home

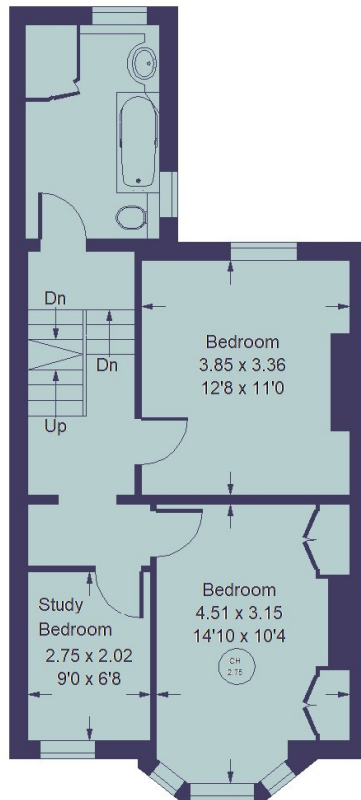
Approximate gross internal floor area: **1,942 Sq. Ft / 180.9 Sq. M.**

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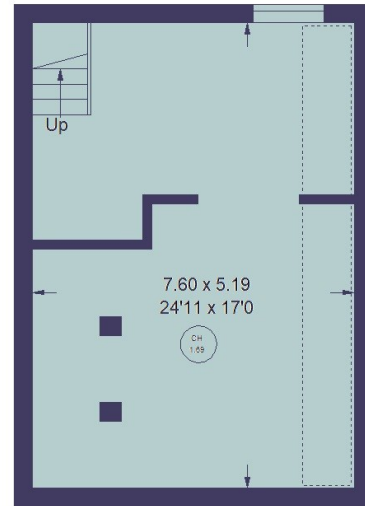
Approx. Gross Internal Area
140.6 sq m / 1513 sq ft
Cellar = 39.9 sq m / 429 sq ft
Total = 180.5 sq m / 1942 sq ft




Ground Floor

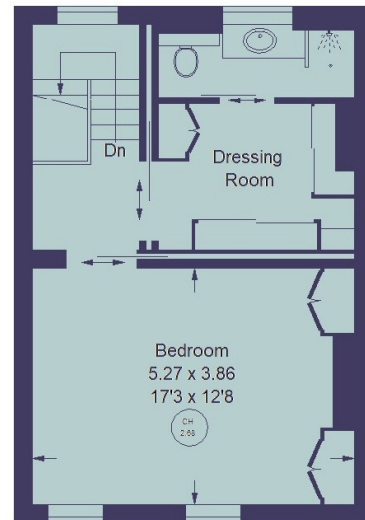


First Floor



Cellar

 = Reduced headroom
below 1.5 m / 5'0



Second Floor

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.

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.

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