

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

Kerr&co



Askew Crescent, London W12

A generous one bedroom flat providing 527 sq ft of accommodation, set on the lower ground floor of this Victorian conversion, benefitting from it's own entrance and private south facing garden.

This well-presented, spacious flat offers a characterful reception room, a separate kitchen, a double bedroom, and a bathroom. Benefiting from a south-facing garden, generous storage, and a private entrance. Situated in a sought-after residential street in Askew Village, the property benefits from excellent transport links, being within walking distance from a number of independent shops along Askew Road, as well as being in easy reach to the extensive shopping and leisure amenities of Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club.

Asking Price: £475,000 Share of freehold

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Askew Crescent, London W12 9DN

Spacious one bedroom garden flat

Reception room.

Separate kitchen.

South facing 36 ft private garden

Private outdoor understairs storage.

Well located for ease of access to a number of shops
on Askew Road.

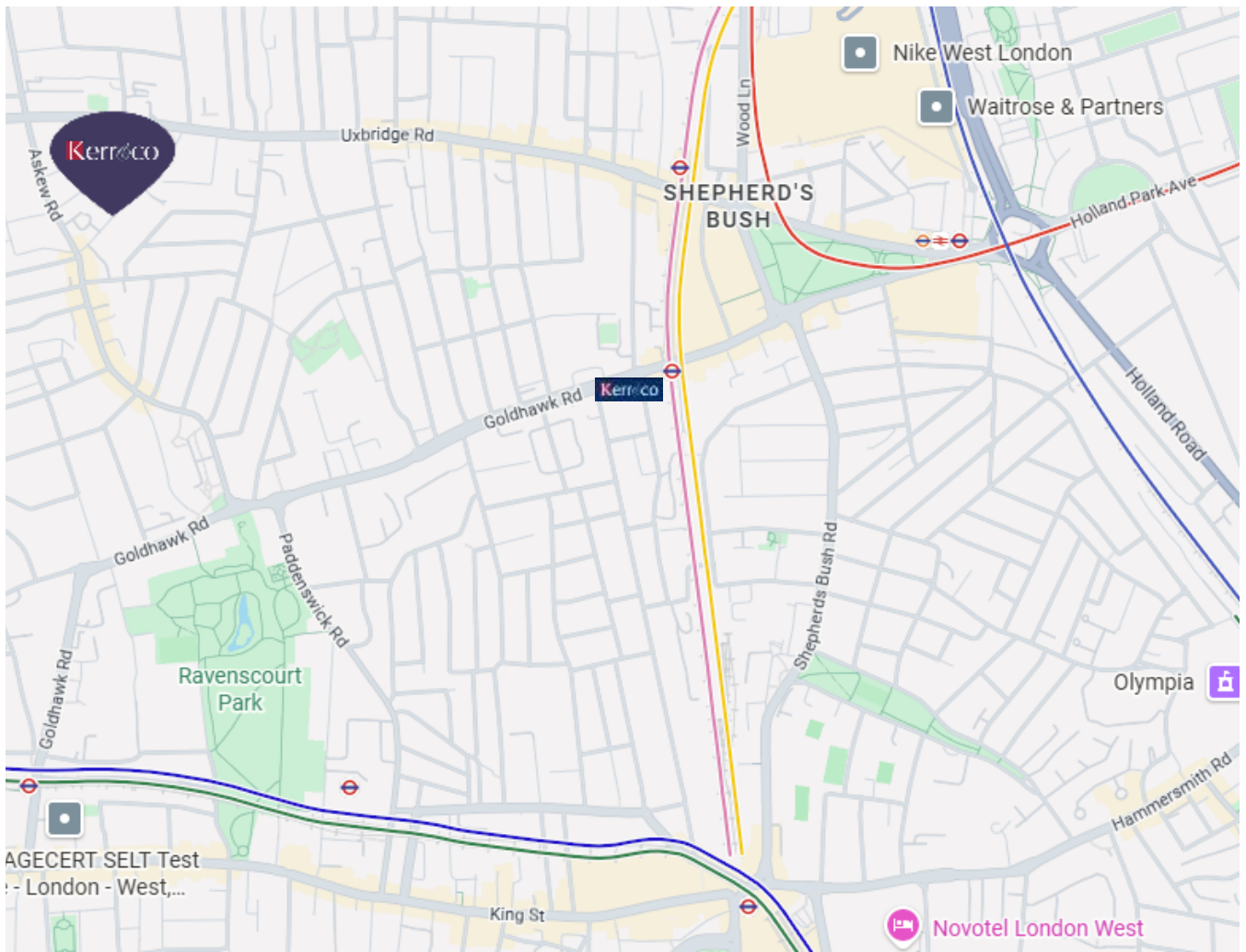
Short walk from shopping amenities in the well
renowned Westfield shopping complex.

Chain free.

Quiet location and not overlooked

Bathroom underfloor heating, new boiler installed





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 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.

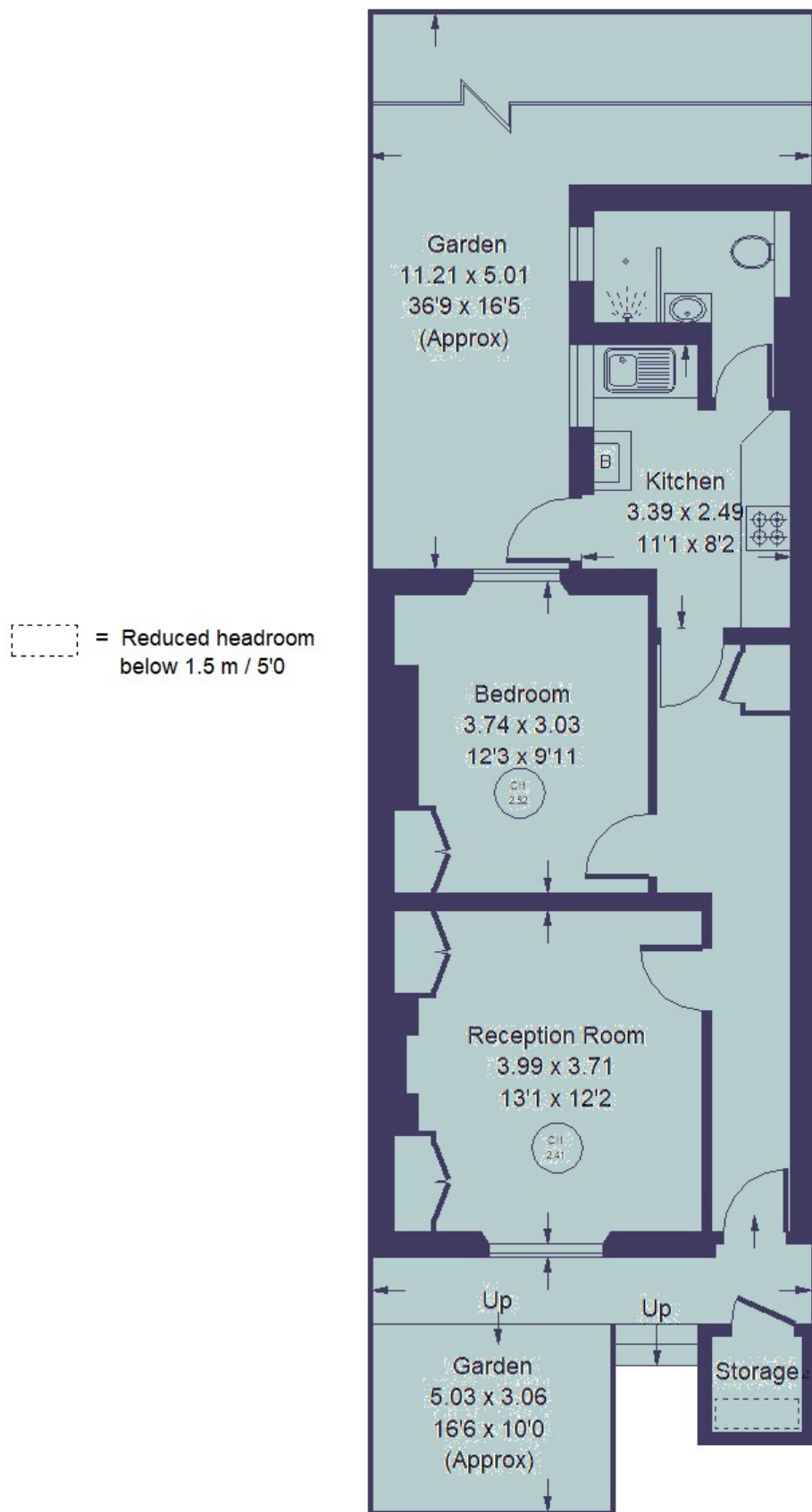
Tenure:	Share in the freehold with an underlying lease of 163 years
Service Charge and Ground Rent:	£0 (Annual insurance split 50/50)
Service charge covers	Building insurance, communal electricity, repairs and maintenance,, and annual auditing accounts
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band C (£1,232.68 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps down to front doors
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood risk:	Ask agent

Askew Crescent W12 9DN

Asking Price: **£475,000**

One bedroom Victorian conversion garden flat

Approximate gross internal floor area: **527 Sq. Ft. / 49 Sq. M. (including storage)**



Lower Ground Floor

Kerr & Co

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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.