

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

Kerr & Co



Binns Road, London W4

A very generous House providing 1248 sq ft of accommodation, benefitting from a private South facing garden. Being a freehold cottage it offers a rare opportunity for a prospective purchaser to extend and improve to their own taste (subject to planning permission)

This three-bedroom house offers a large double reception room to the front of the property featuring an impressive bay window and fireplaces, a separate kitchen, three double bedrooms, and two bathrooms. This house is a unique acquisition for any purchaser, granting an opportunity to massively improve and extend in a style of their choosing (subject to planning permission). Situated in a sought-after residential street off Chiswick High Road this property offers the perfect blend of character, charm and prime position in the heart of Chiswick. The property benefits from excellent transport link, Turnham Green being within walking distance (District, Piccadilly lines), as well as being in easy reach to the extensive shopping and leisure amenities of Chiswick High Road.

Asking Price: £1,100,000 Freehold

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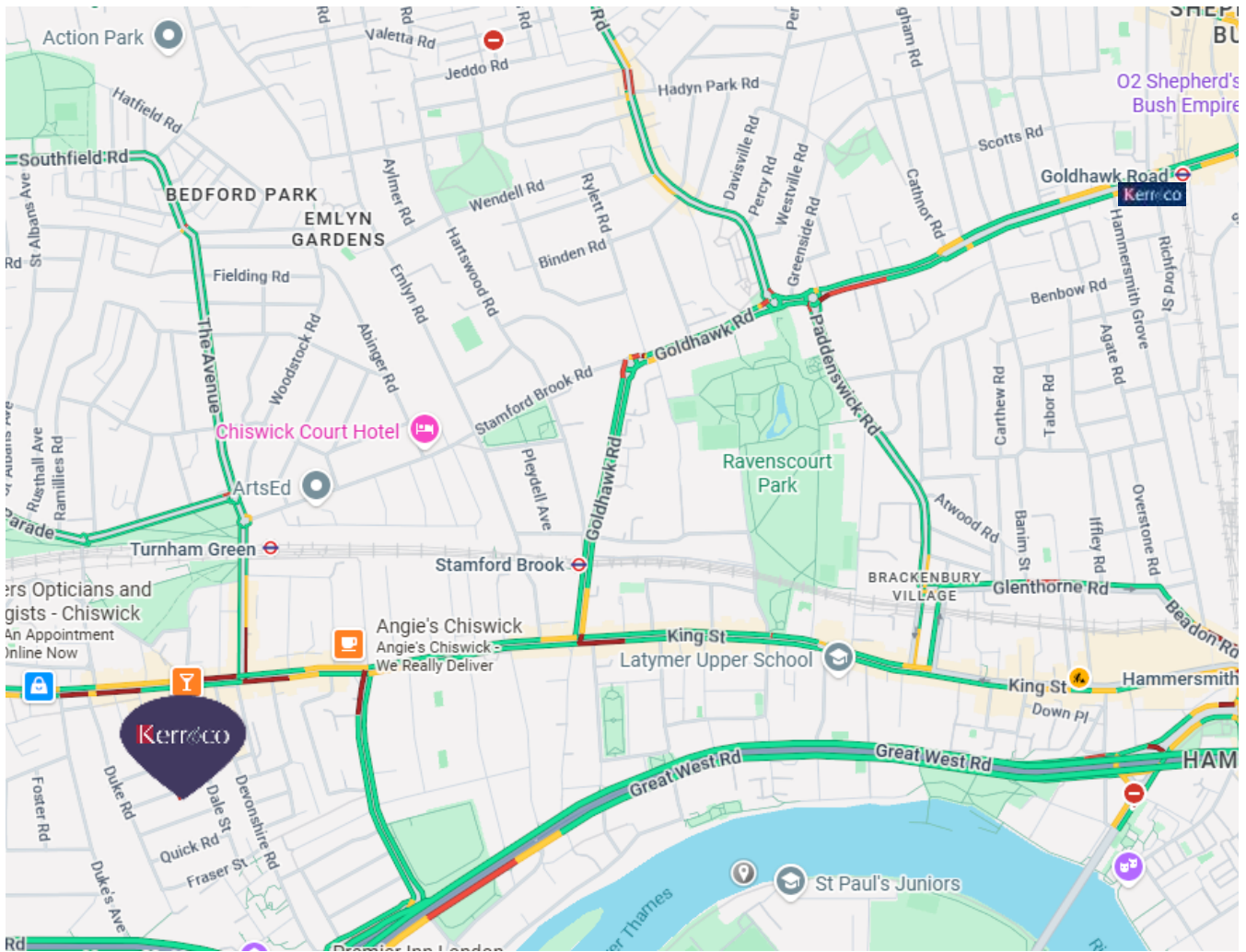




Binns Road, London W4 2BS

Two Storey terraced cottage home.
 Double reception room into the bay window with high ceilings.
 Unique opportunity to extend and improve (subject to planning)
 South facing private garden with a workshop at the end
 Spacious Bathrooms.
 Well located for ease of access to Turnham Green (District and Piccadilly lines).
 Short walk from Chiswick High Road with lots of shopping amenities in the area.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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:

Freehold

Local Authority: London Borough of Hounslow

Parking: Eligible for a residents parking permit

Council Tax: Band F (£2,304.52 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: One step to entrance and internal staircase

Flood risk assessment: Provided upon request

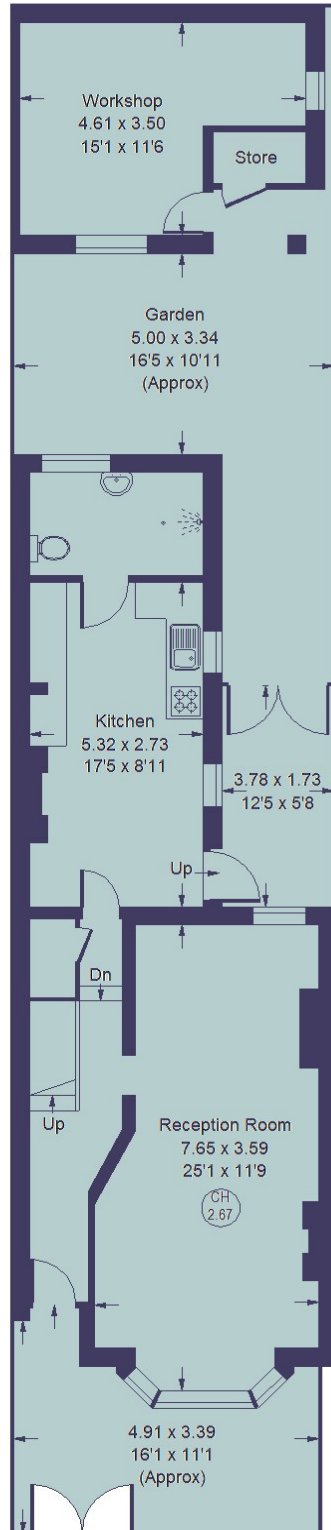
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Asking Price: **£1,100,000**

Victorian Cottage

Approximate gross internal floor area: **1248 Sq. Ft./ 116.0 Sq. M.**

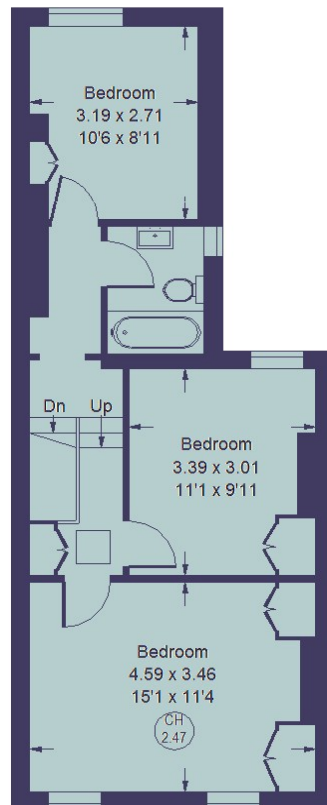
To include workshop and lean to.



Ground Floor

Binns Road, W4

Approx Gross Internal Area = 101.3 sq m / 1090 sq ft
Workshop & Store = 14.7 sq m / 158 sq ft
Total = 116.0 sq m / 1248 sq ft



First 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.

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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.