

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

**Kerr**&co



## Askew Road, London W12

**A light and newly refurbished two bedroom flat set on the first floor of this Victorian converted building.**

The flat offer 649 Sq Ft of accommodation, comprising of kitchen, two bedrooms, bathroom and reception room. The property is situated on the popular Askew Road within a short walk of a broad variety of local independent shops, restaurants/gastro pubs, Gail's Bakery and Ginger Pig (Butcher/Deli) with wider facilities at Westfield London. Local underground stations include Shepherd's Bush Market, Hamm & City and Circle lines) and Stamford Brook / Ravenscourt Park (District line).

**Asking Price: £465,000 Leasehold**

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## Askew Road, London W12 9BH

Newly refurbished

Two bedroom flat.

Offers 649 Sq Ft

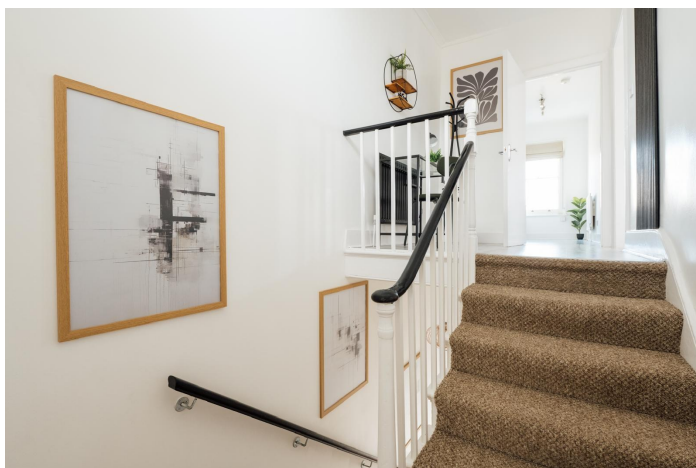
Separate kitchen.

Bathroom.

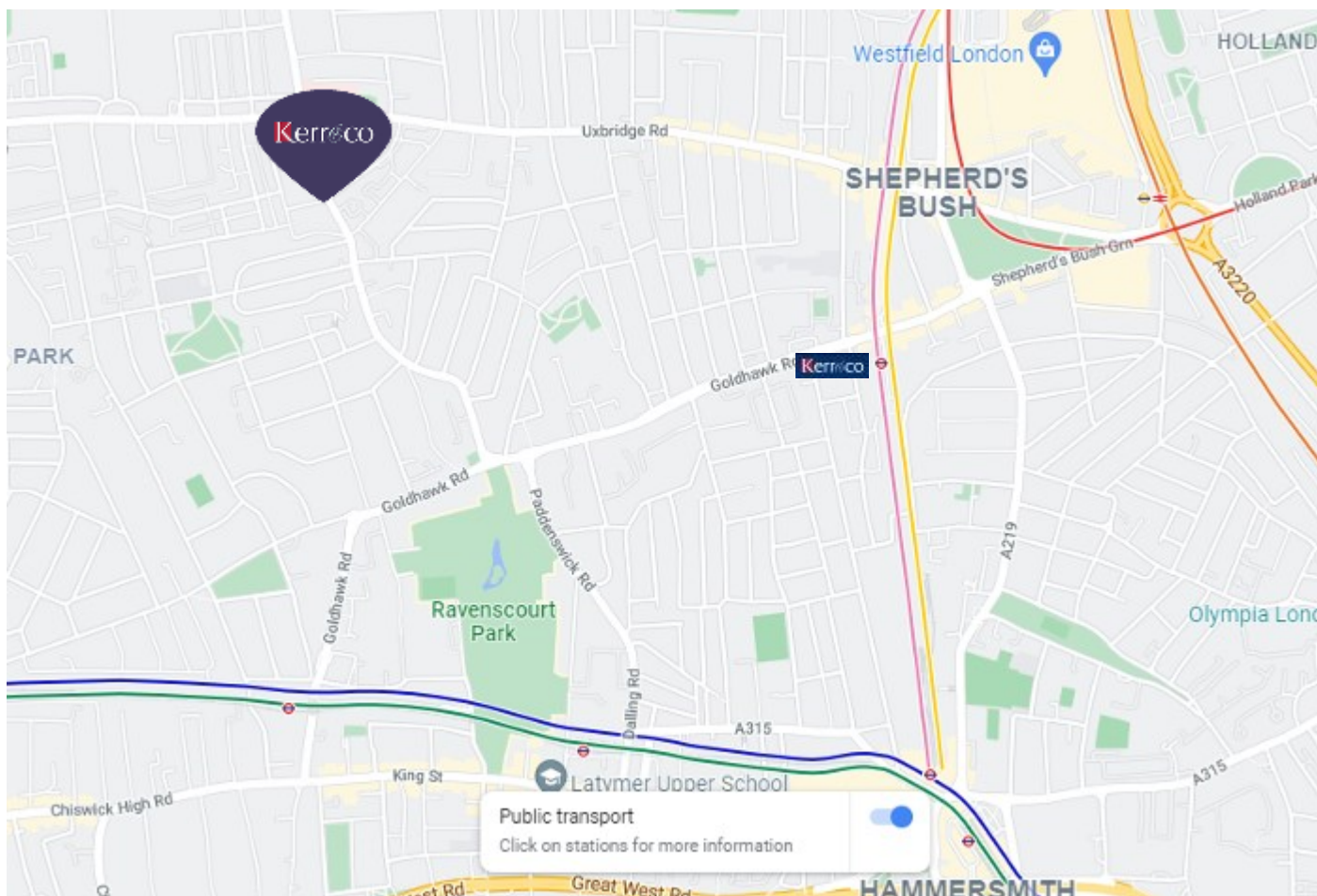
Light top floor flat.

Located on the immensely popular Askew Road, which has a array of independent shops, restaurants/ café's and within easy access of bus routes along Uxbridge Road, with tube lines based at Shepherd's Bush Market and Ravenscourt Park.

Long Lease







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80 C
55-68	<b>D</b>	64 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.

**Askew Road, W12 9BH**

Two bedroom first floor flat

Approximate gross internal floor area: **649 Sq. Ft. (60.3 Sq. M.)**

Asking Price: **£465,000**

Tenure: **189 years from 24 June 1988**

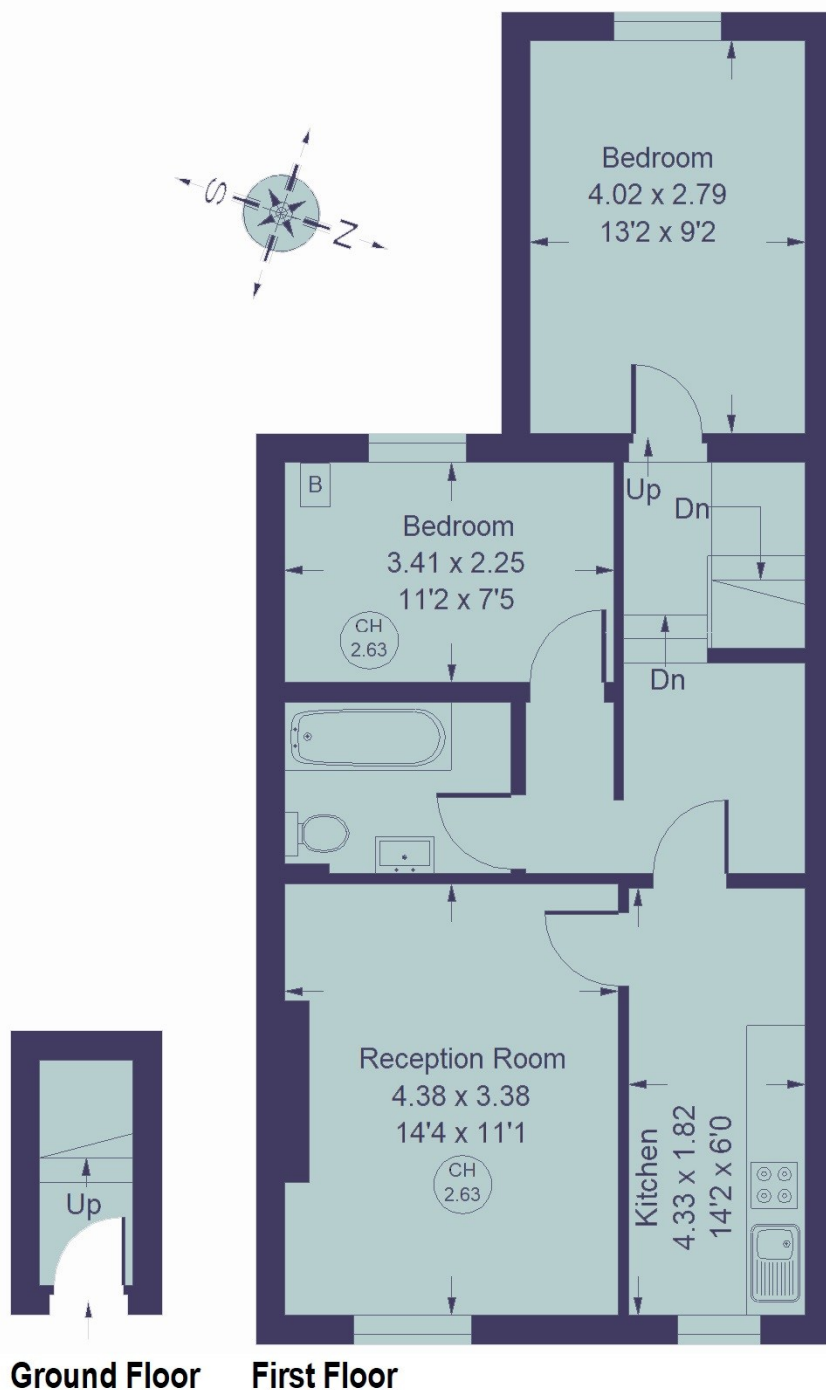
Service Charge: **approx. £3,400 per annum**

Reserve fund: **£1,666 per annum is paid into reserves in addition**

EPC Rating: **D64**

Parking: **Residents parking permit**

Council Tax: **Band D**



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.