

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

Kerr&co



Sedgeford Road, London W12

An extremely light and spacious two double bedroom flat with garden, set on the first/top floor of this converted end of terrace Edwardian building.

The flat is well presented throughout and entered through a private entrance, it offers 826 sq ft of accommodation that comprises of kitchen, shower room, reception room, two double bedrooms with the master being en suite and private garden. Sedgeford Road is a popular tree lined quiet residential street with transport links at East Acton (Central Line), Shepherd's Bush Market (Hammersmith and City/Circle Lines) and numerous bus routes along Uxbridge Road. Wider facilities include shopping, restaurants along Askew Road and Westfield Leisure Complex.

Offers in excess of: £575,000 Share of freehold

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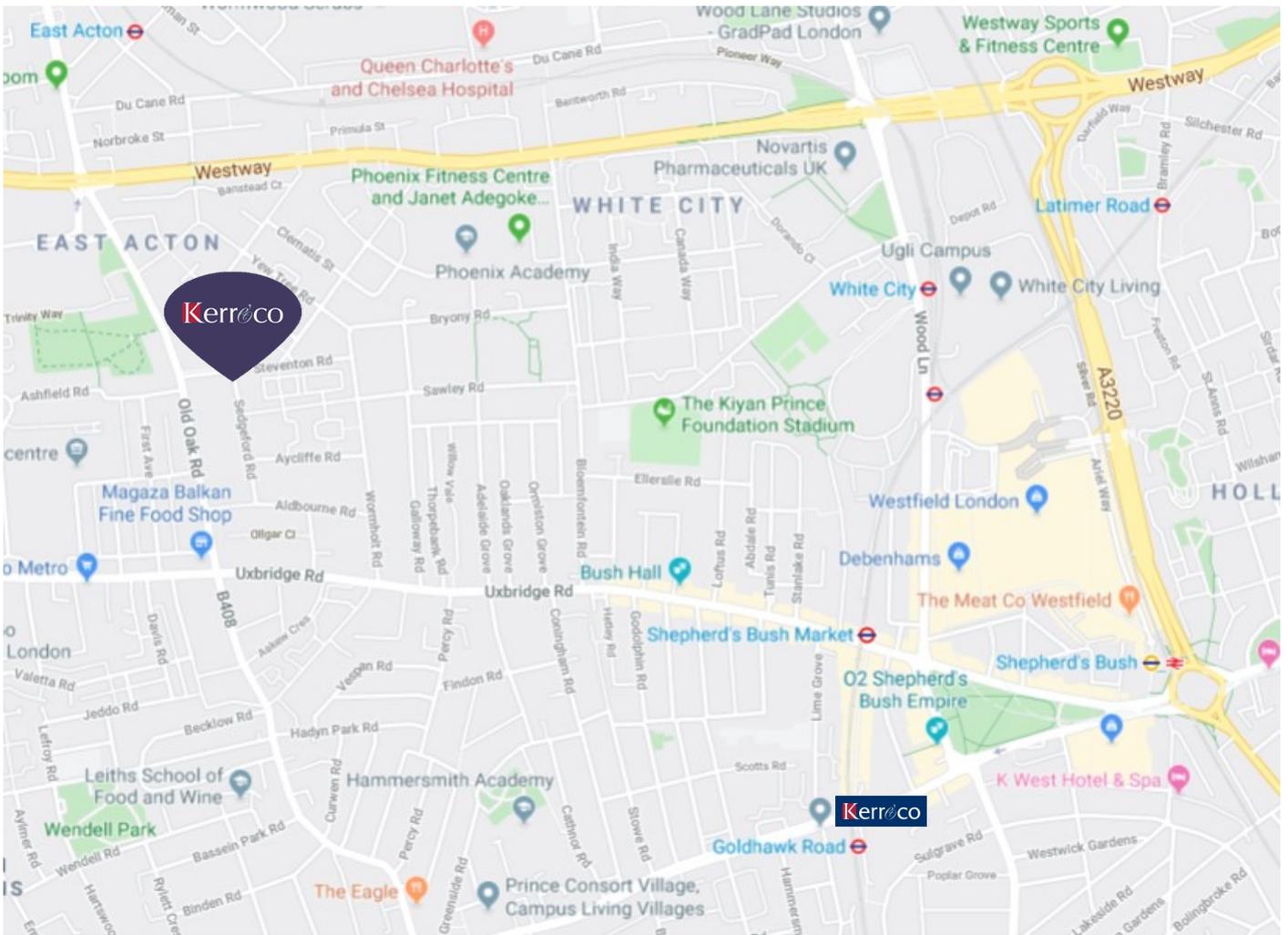




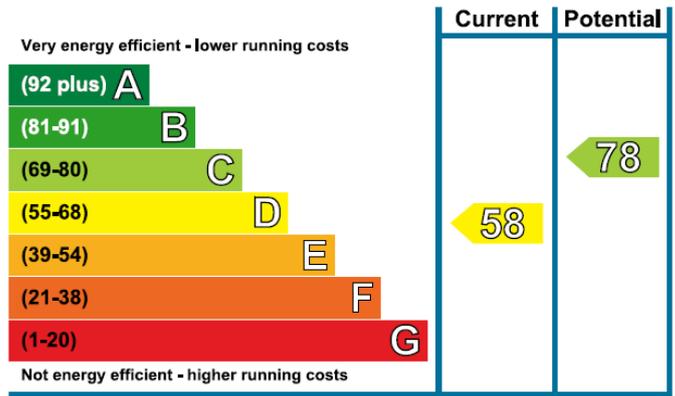
Sedgford Road, London W12 0NA

Private entrance and west facing garden
Light and spacious flat offering 826 sq ft of accommodation
Two double bedrooms with master en suite
Separate kitchen
Highly regarded, quiet, family orientated residential street
Scope to further extend subject to planning permission and usual consents
Well presented





Energy Efficiency Rating



Current rating **55**



Potential rating **80**

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.

Sedgeford Road, W12 0NA

Two double bedroom first floor flat
Approximate gross internal floor area
826 SQ. FT. (76.7 SQ. M.)

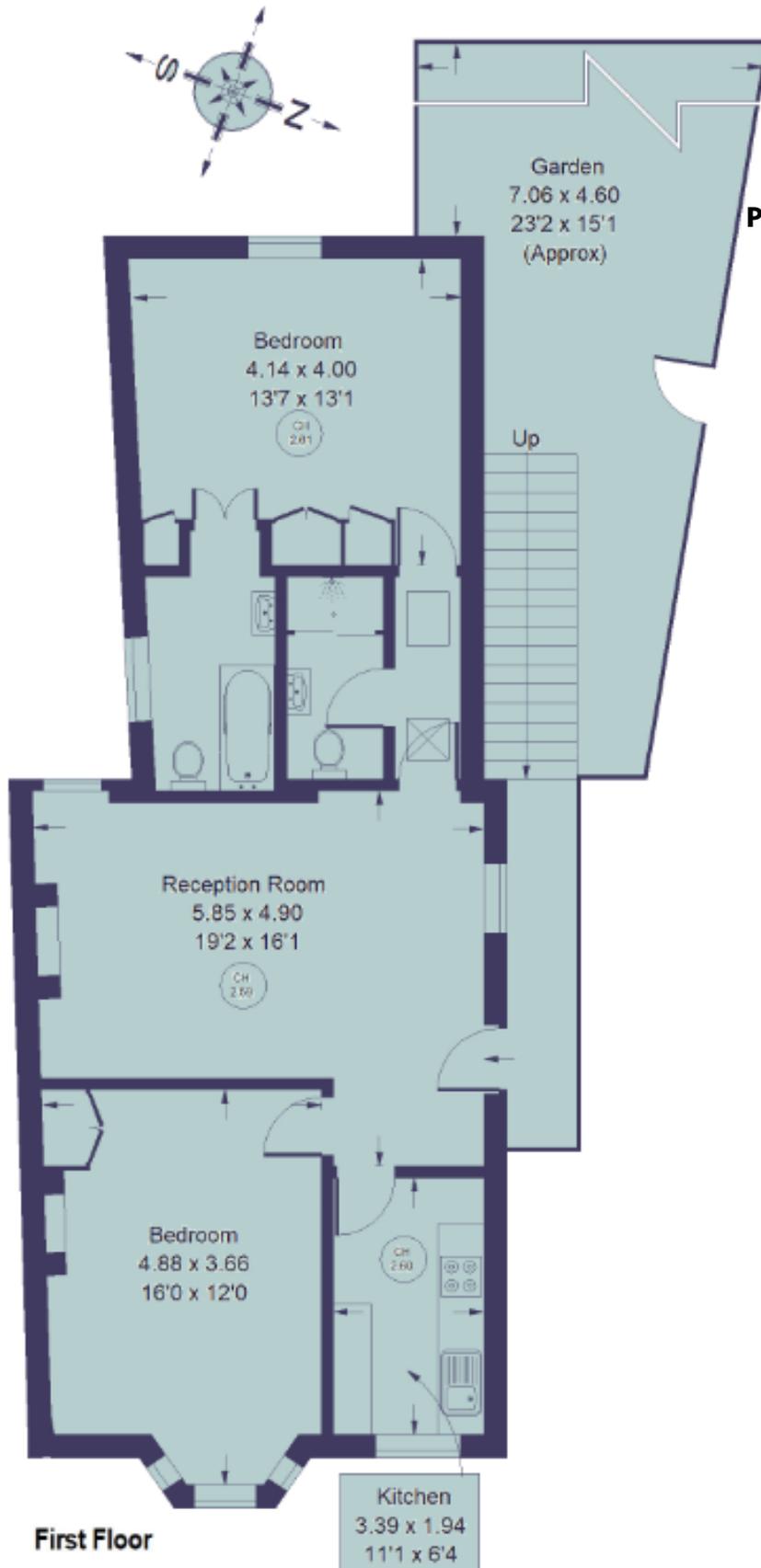
Offers in excess of: £575,000

Tenure: Share of freehold

EPC Rating: D58

Parking: Residents parking permit

Council Tax: Band D



First Floor

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.