

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

Kerr&co



Larden Road, London W3

An exceptionally well presented two bedroom garden flat which has been meticulously refurbished and maintained so the annual running costs of the building will be exceptionally low for many years to come. The flat has been fully re wired, sound insulated, re plumbed and decorated throughout.

The current accommodation provides a master bedroom with en suite shower room and fitted wardrobes, a second double bedroom with fitted wardrobes, a second shower room, reception room with open plan fully integrated kitchen and doors on to the garden with a bespoke garden office.

Guide Price: £550,000 Share in the freehold

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sales@kerrandco.com

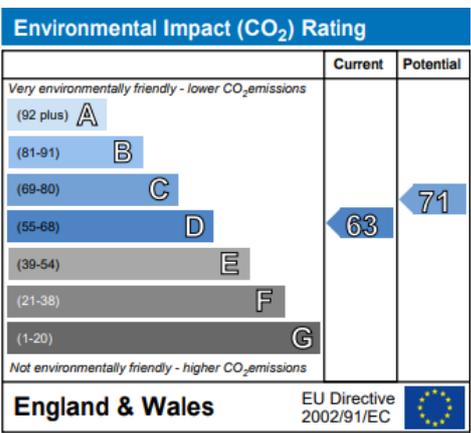
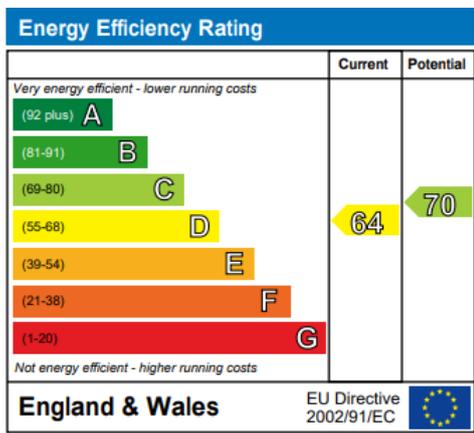
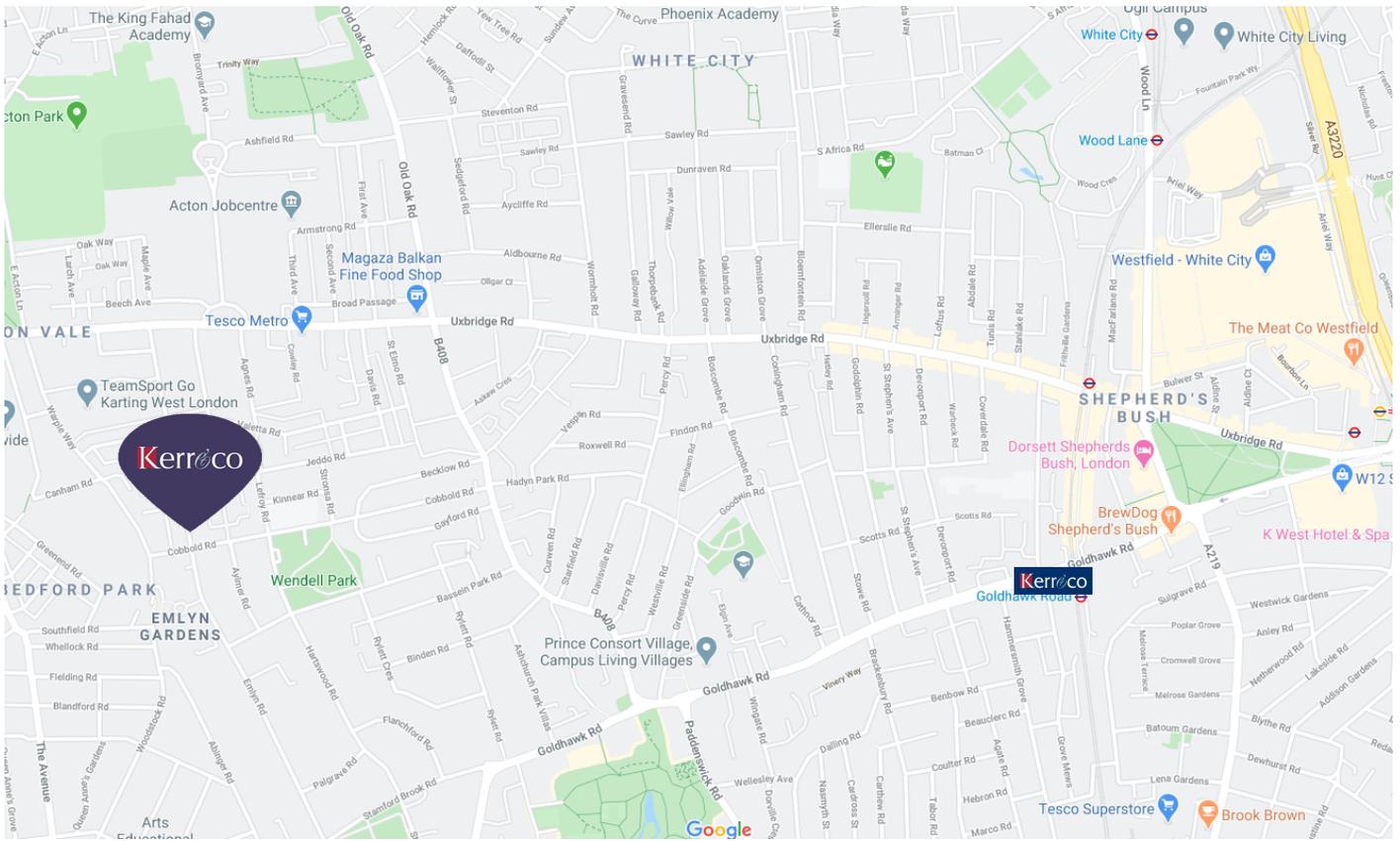
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Larden Road, London W3 7SX
Immaculately presented two bedroom garden flat.
Master bedroom with en suite shower room
Second double bedroom
Sound insulating between the properties
Fully re wired and plumbed
Low maintenance costs
Reception room with open plan, fully integrated,
kitchen
Well planted rear garden
Bespoke home office in the garden with space for two
work stations





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.



Ground Floor

 = Reduced headroom below 1.5 m / 5'0

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.

Larden Road, W3 7SX
 Two bedroom garden flat
 Approximate gross internal floor area:
668 Sq. Ft. (62.1 Sq. M.)

Guide Price: **£550,000**
 Tenure: **Share in the freehold**

EPC Rating: **D64**
 Parking: **Residents parking permit**
 Council Tax: **Band D**

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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 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. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings 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.