



Dunraven Road, London W12

A generous three/four-bedroom flat providing 1,097 sq ft of accommodation including eave storage, set on the first and second floor of this Edwardian maisonette, benefitting from its own entrance and private North facing garden.

The maisonette offers a spacious reception room with a separate kitchen/dining room, three bedrooms and loft room being used as fourth bedroom, WC shower room and a patio garden. Benefiting from its own private entrance, the flat provides ample storage throughout and offers excellent potential to add value and style to suit your personal taste. Situated on the sought-after Dunraven Road, a quiet residential street, the property is just a short walk from an array of local amenities, with further shopping, dining, and entertainment options available at the nearby BBC Television Centre development and Westfield London. Excellent transport links are within easy reach, including White City (Central Line) and Shepherd's Bush Market (Hammersmith & City Line) stations. A superb opportunity to acquire a substantial and versatile home in a thriving and well-connected West London neighborhood.

Asking Price: £650,000 Leasehold (to include entire freehold)

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Dunraven Road, London W12 7QZ

Spacious three/four-bedroom with one being en suite.

Upper Edwardian Maisonette with garden.

Spacious reception room.

Separate kitchen/dining area.

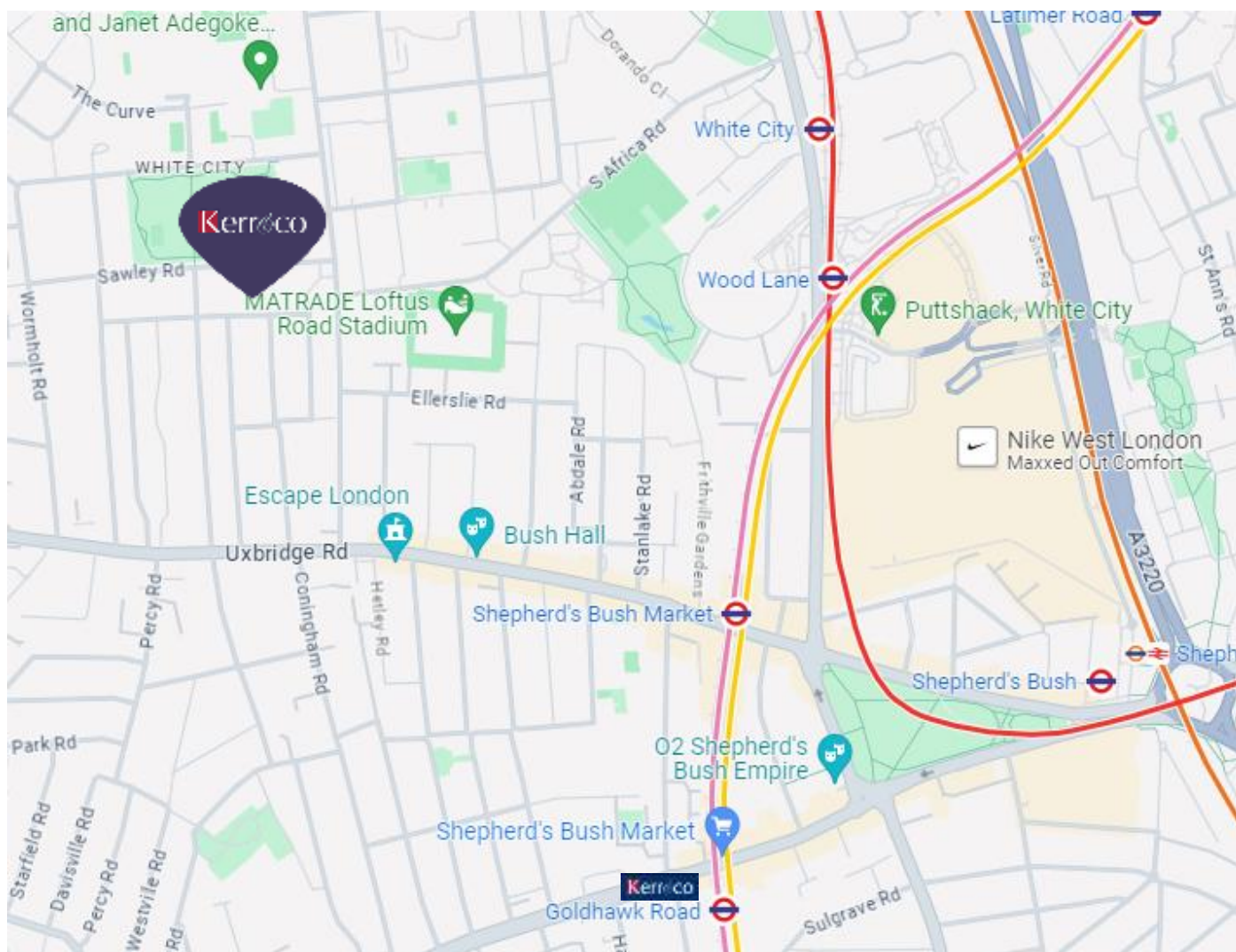
Private entrance.

Large family bathroom.

Lots of potential to add style and personal taste.

Excellent transport links are within easy reach, including White City (Central Line) and Shepherd's Bush Market (Hammersmith & City Line) stations.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 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.

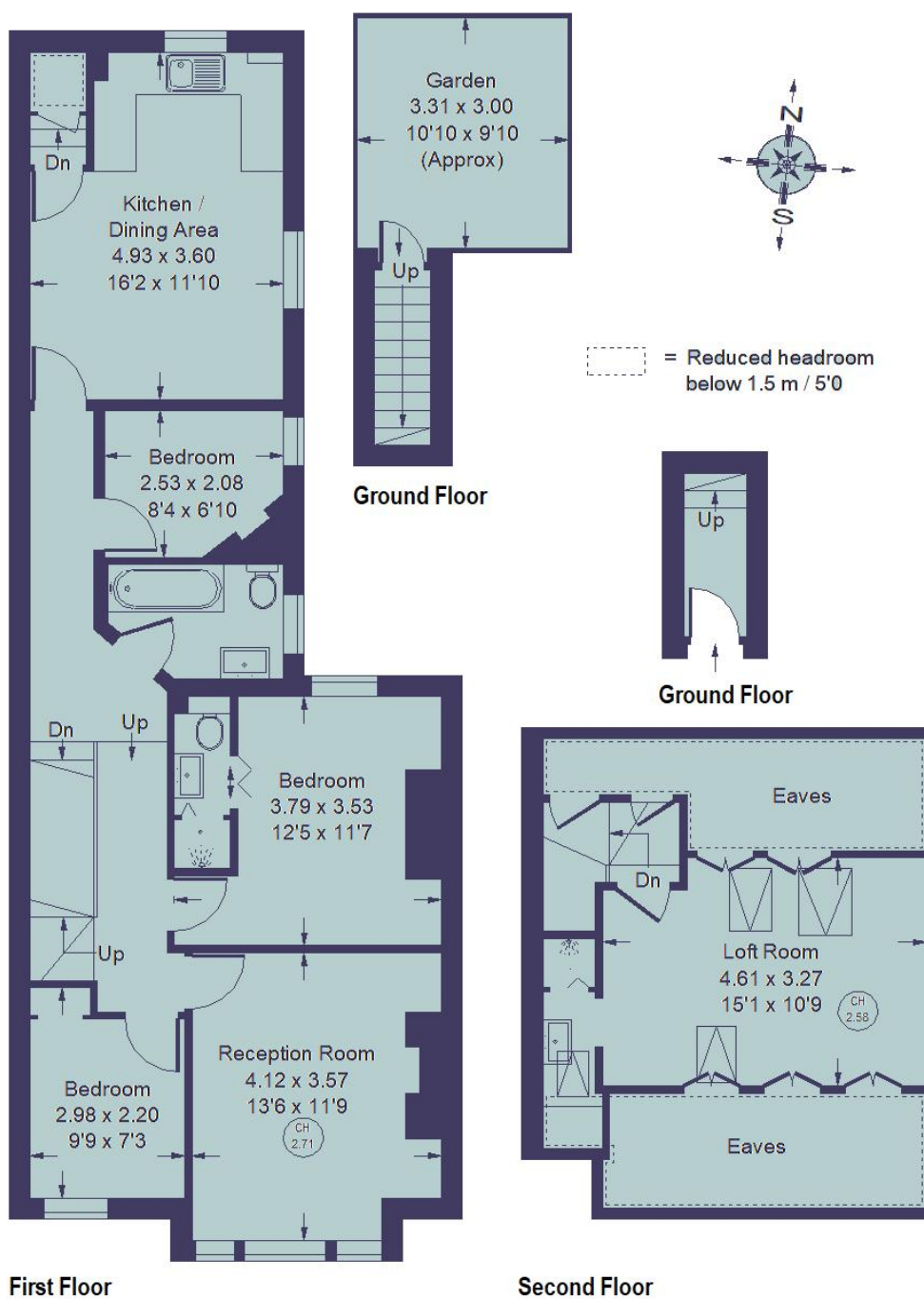
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Tenure:	Leasehold (to include entire freehold) 125 years from 1994
Service Charge and Ground Rent:	N/A
Service charge covers	N/A
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band E (£1,857.18 for current financial year 26/27)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Flight of Stairs up to first floor and down into the garden.
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

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Asking Price: £650,000

Three/Four bedroom Upper Edwardian Maisonette with garden
Approximate gross internal floor area: **1,097 Sq. Ft. / 101.9 Sq. M.**



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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.

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/fixings 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.