



Cobbold Road, London W12

A stylish three double bedroom Victorian terraced house which has been extended to create a well laid out family home.

This beautiful house has been fully opened out on the ground floor with light streaming through the living and kitchen area and fully extended to give a generous 1,397 Sq Ft of accommodation. The property comprises of double reception room, open to kitchen/dining room that leads through bi fold doors on to 25ft garden, family bathroom, three double bedrooms with the master being en suite. Cobbold Road is located off the increasingly popular Askew Road in the Wendell Park area and is therefore well placed for ease of access to the broad range of local facilities including several outstanding local primary schools. Local transport connections include the underground stations at Ravenscourt Park, Shepherd's Bush Market, Goldhawk Road and Shepherd's Bush.

Asking Price: £1,200,000 Freehold

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Cobbold Road, W12 9LW

Stylish family house with accommodation arranged over three floors.

Three double bedrooms.

Two bathrooms.

25ft garden.

Open double reception room.

Kitchen / dining room through bi fold doors on to the rear garden.

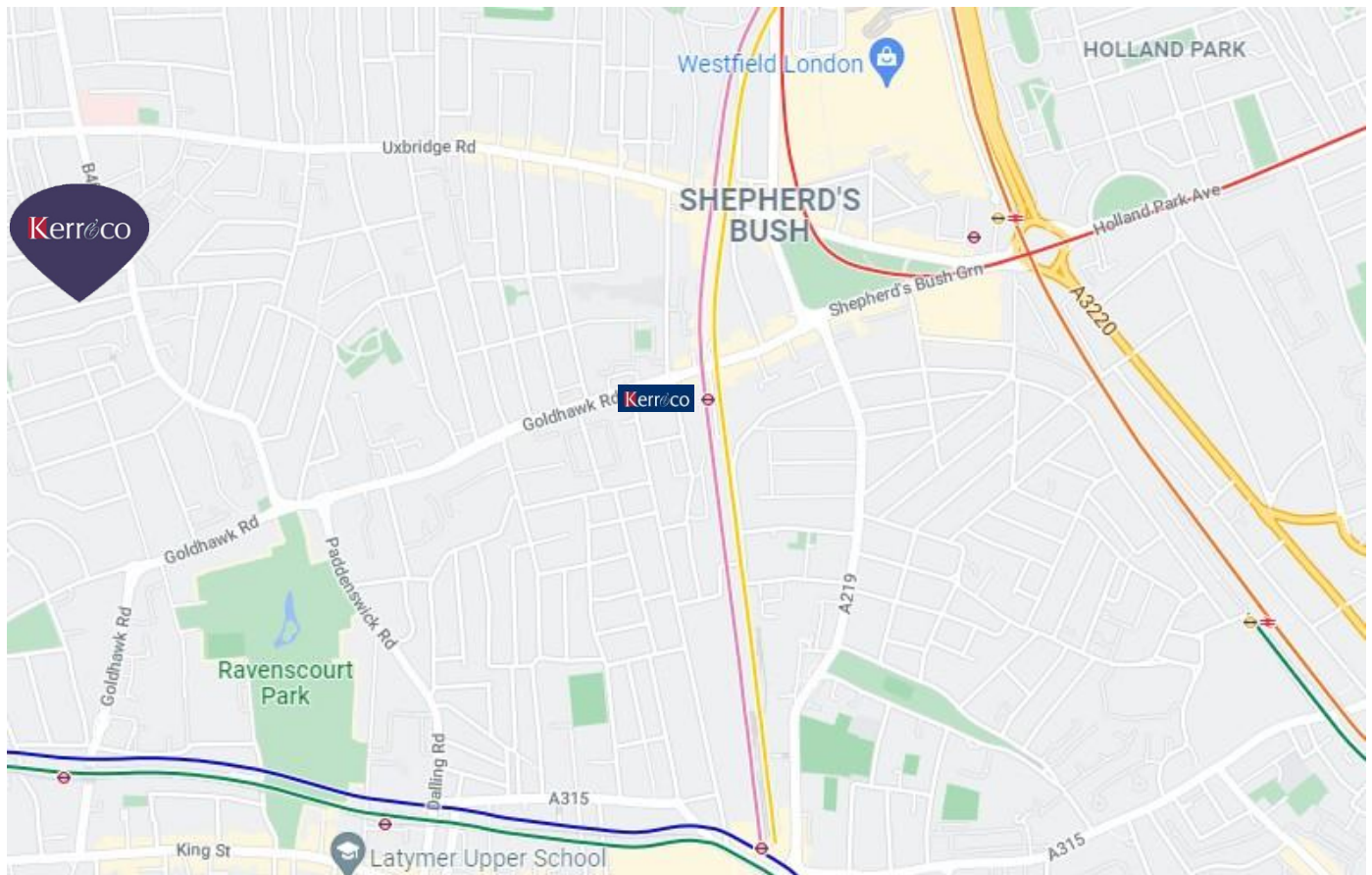
Popular family orientated residential area.

Close proximity to the shopping along Askew Road.

Near to Ravenscourt and Wendell Parks.

Several outstanding local schools.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 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.

Local Authority:

London Borough of Hammersmith & Fulham

Council Tax:

Band F (£2194.84for current financial year)

Parking:

Eligible for a L.B.H.F. residents parking permit

Accessibility:

Internal stairs to all floors

Connected services / utilities:

Mains drainage and water, gas, electricity, telephone and broadband (fibre and cable) available locally

Heating:

Gas central heating via radiators

Flood risk:

Ask agent

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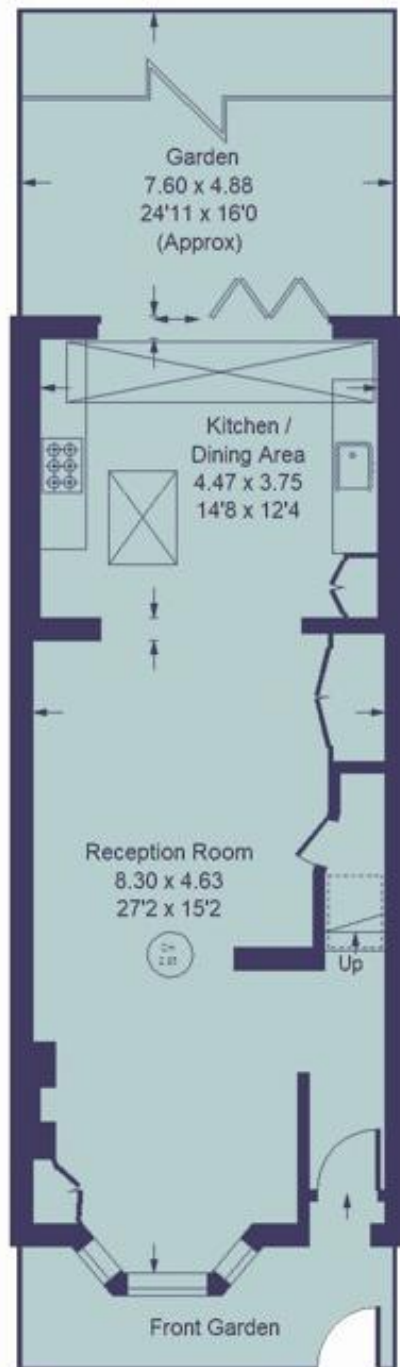
Asking Price: £1,200,000

Three bedroom Victorian terraced house

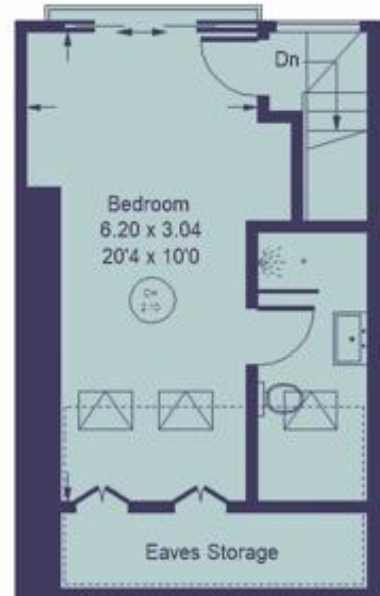
Approximate gross internal floor area: 1,397 Sq. Ft./ 129.8 Sq. M. (including eaves storage)



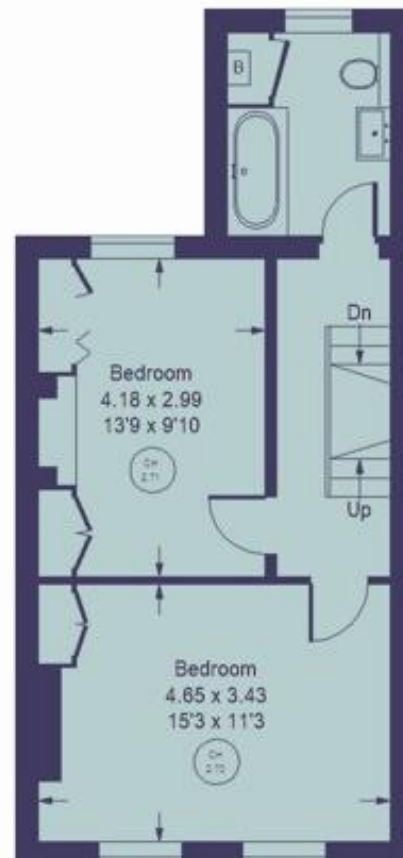
 = Reduced headroom
below 1.5 m / 5'0"



Ground Floor



Second Floor



First Floor

Kerr&co

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Shepherd's Bush
London W12 8EH

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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.