

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

**Kerr**&co



## Becklow Road, London W12

**A mid terraced Victorian house, fashionably unmodernised and requires full refurbishment located off the popular Askew Road. There is scope to further extend the house in to the loft space subject to the usual consents.**

The current accommodation provides two reception rooms, a kitchen / breakfast room, ground floor bathroom, three bedrooms and a south facing patio.

**Guide Price: £899,950 Freehold**

020 8743 1166  
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020 8743 4332  
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## **Becklow Road, London W12 9HH**

Fashionably unmodernised and will make a lovely family home.

Scope to further extend in to the loft space subject to the usual consents.

Two reception rooms.

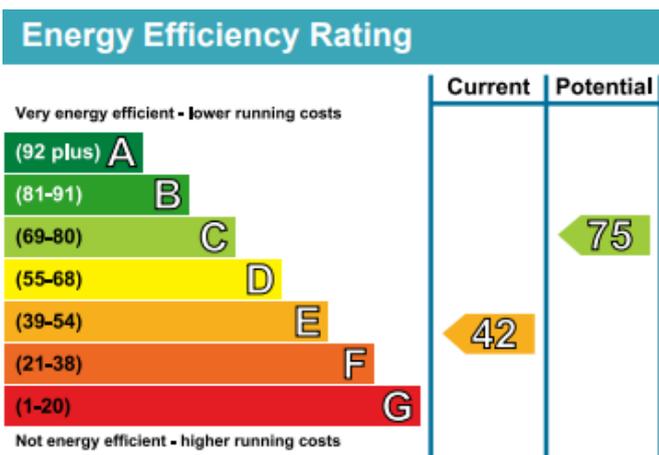
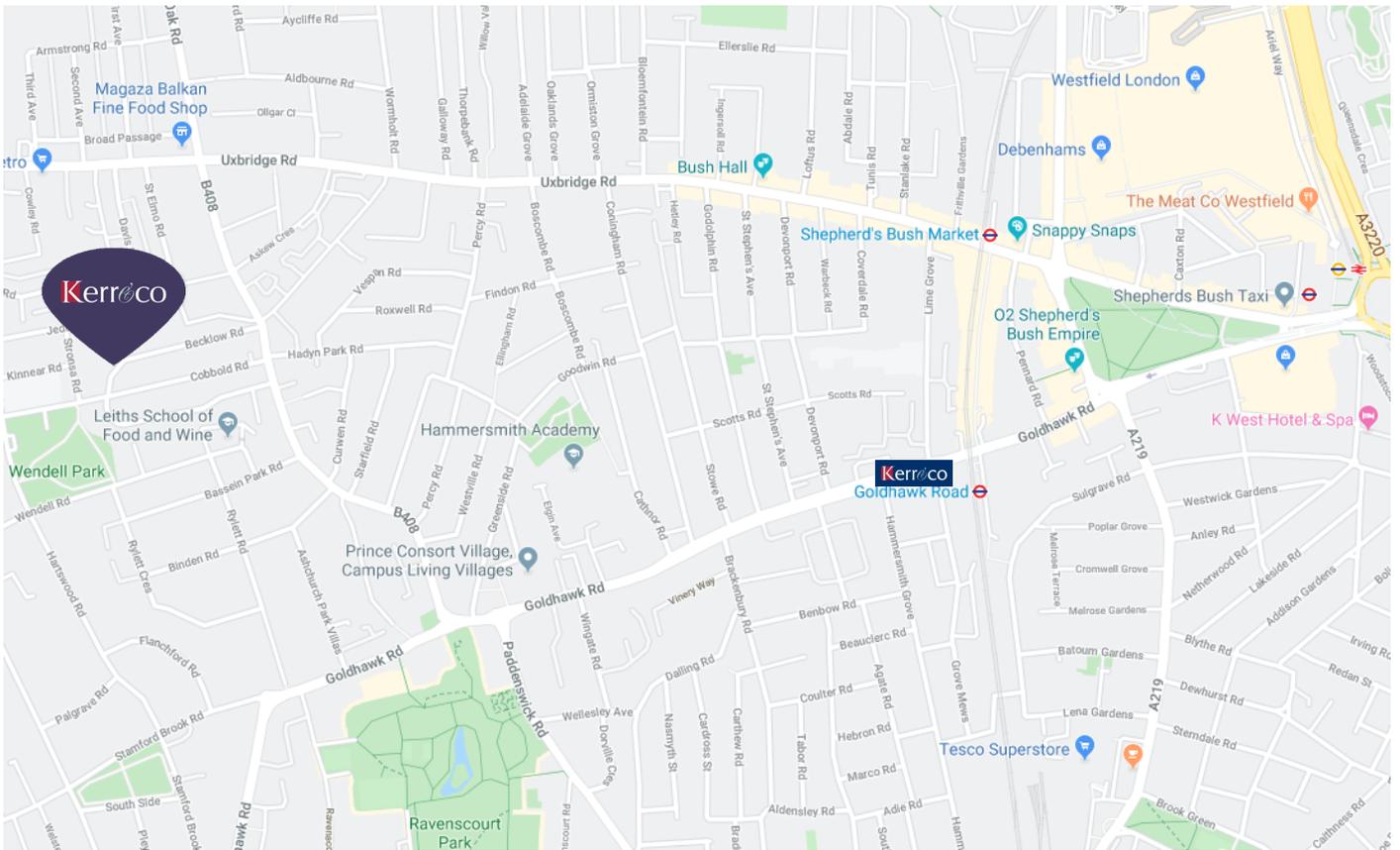
Three bedrooms.

Family bathroom.

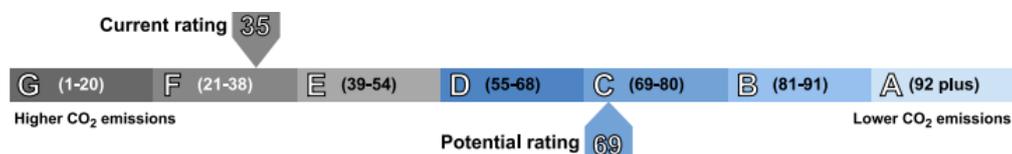
South east facing patio garden.

Located off the popular Askew Road.

Family orientated area.



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.



**Becklow Road, W12 9HH**

Three bedroom Victorian terraced house

Approximate gross internal floor area

**1,087 Sq. Ft. (101 Sq. M.)**

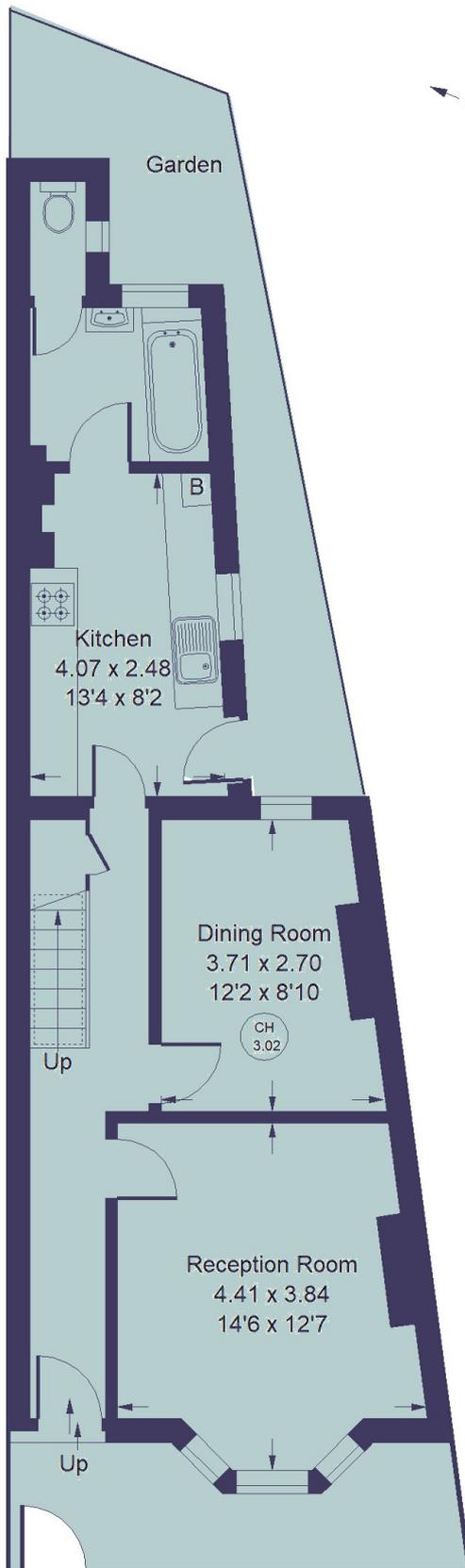
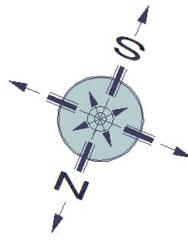
Guide Price: **£899,950**

Tenure: **Freehold**

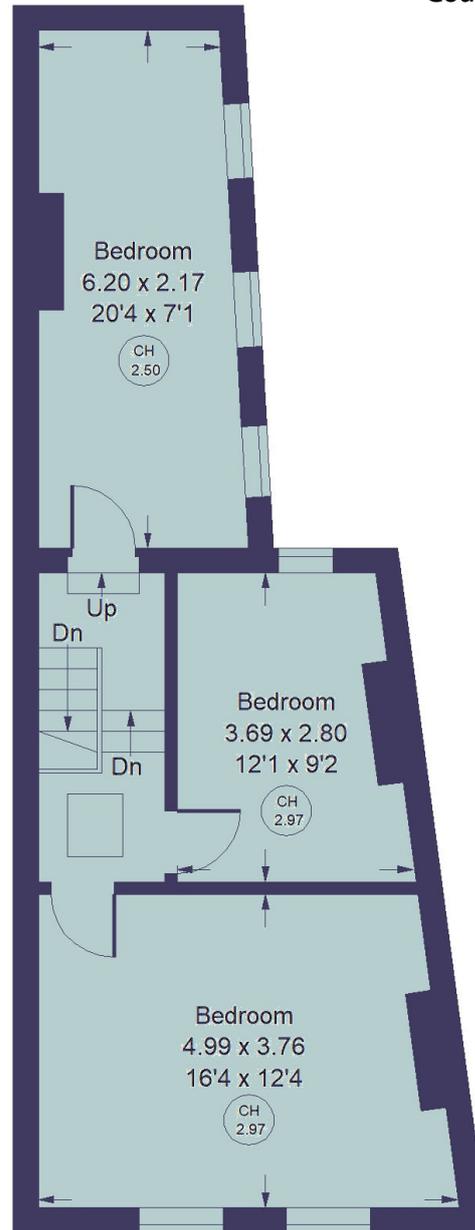
EPC Rating: **E42**

Parking: **Residents parking permit**

Council Tax: **Band F**



**Ground Floor**



**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.