

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

Kerr&co



Brackenbury Gardens, London W6

A hugely impressive maisonette, arranged over the lower and raised ground floors of this end of terraced Victorian building, with a substantial 45 foot South facing rear garden. The property is located on a quiet cul de sac in the heart of Brackenbury Village.

The stylish accommodation has been extended by the owner so provides on the lower ground floor, generous entrance hall, ground floor cloakroom, interlinking reception / dining and impressive kitchen with bi fold doors on to the delightful 50' South facing garden. The raised ground floor provides a master bedroom with en suite shower room, two additional bedrooms and a family bathroom. The property is extremely well presented throughout and is certainly worthwhile viewing.

Guide Price: £1,115,000 Leasehold

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Brackenbury Gardens, London W6 OBP

Impressive maisonette over the lower floors of this end of terrace Victorian conversion with own private entrance.

Incredible living space combining reception room, kitchen and dining room.
Exceptional South facing rear garden with pedestrian access

Principle bedroom with en suite shower room.

Two additional bedrooms

Family bathroom

Ground floor cloakroom.

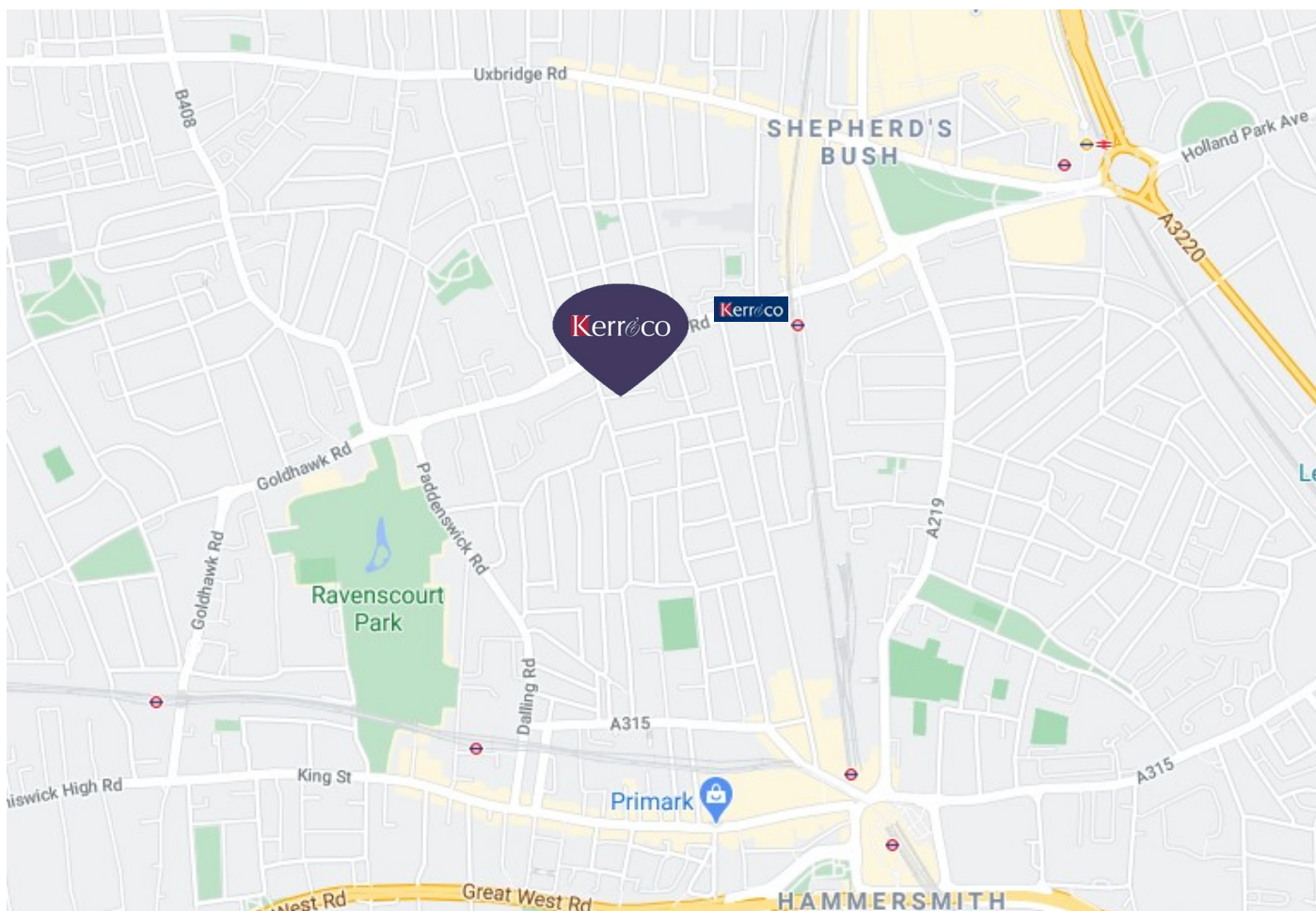
Utility room.

Highly desirable location.

The lease extension process to extend the lease by an addition 90 years and a peppercorn ground rent has been applied for.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
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.

Brackenbury Gardens, W6 OBP

Three bedroom maisonette over lower and raised ground floors
Approximate gross internal floor area **1,232 Sq. Ft. (114.5 Sq. M.)** excluding summerhouse

Guide Price: **£1,115,000**

Tenure: **Leasehold 125 years from 30th September 1986**

Service Charge: **£460 per annum**

Ground Rent: **£10 per annum**

EPC Rating: **D65**

Parking: **Residents parking permit**

Council Tax: **Band E**



Lower Ground Floor



Raised Ground Floor

= Reduced headroom below 1.5 m / 5'0"

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1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.
2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.
3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alterations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.