

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

Kerr&co



Latimer Road, London W10

A one bedroom garden flat offer scope to enlarge, subject to the usual consents. The flat provides a front reception room, double bedroom, kitchen / breakfast room, a bathroom and a garden.

Latimer Road is a popular street within a short walk of a broad variety of local shops along North Pole Road with wider facilities being found at Westfield London including the transport hub (Underground, Overground and bus stations) as well as walking distance to Ladbroke Grove and Latimer Road underground stations and plethora of local shopping and leisure facilities.

Asking Price: £399,950 Leasehold

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Latimer Road, London W10 6QN

A ground floor garden flat.

Kitchen / breakfast room.

Double bedrooms.

Separate reception room.

Bathroom.

Scope to improve and enlarge, subject to the usual
consents, to your own taste

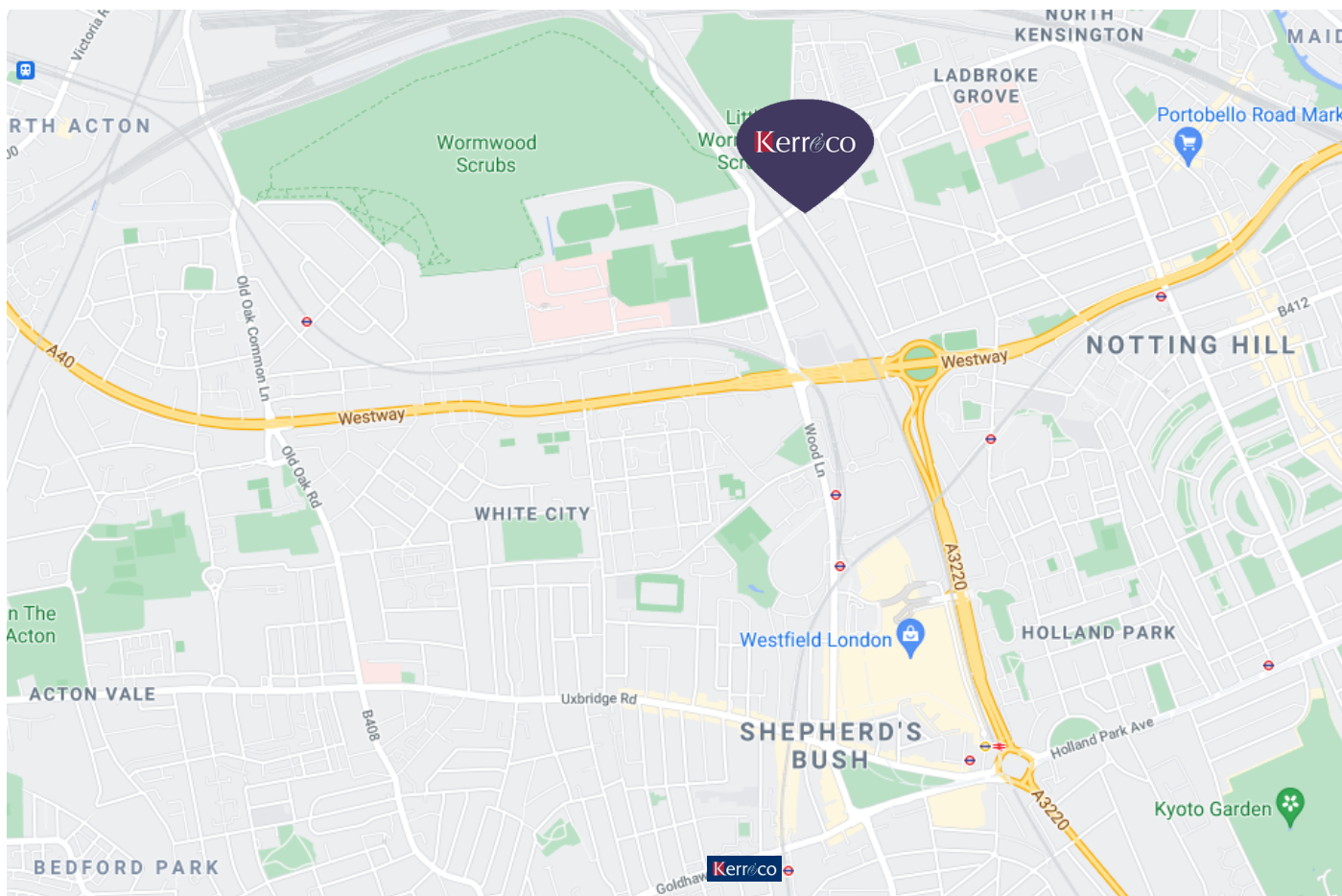
RBKC Parking permit

Walking distance to Westfield London and Ladbroke
Grove.

Local underground stations include Latimer Road,
Ladbroke Grove, Wood Land and White City.

Scope to improve to your own taste.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 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.

Latimer Road, W10 6QN

One bedroom garden flat

Approximate gross internal floor area: **459 Sq. Ft. (42.7 Sq. M.)**

Asking Price: **£399,950**

Tenure: **Leasehold New 125 year lease to be granted**

Service Charge: **TBC**

Ground Rent: **TBC**

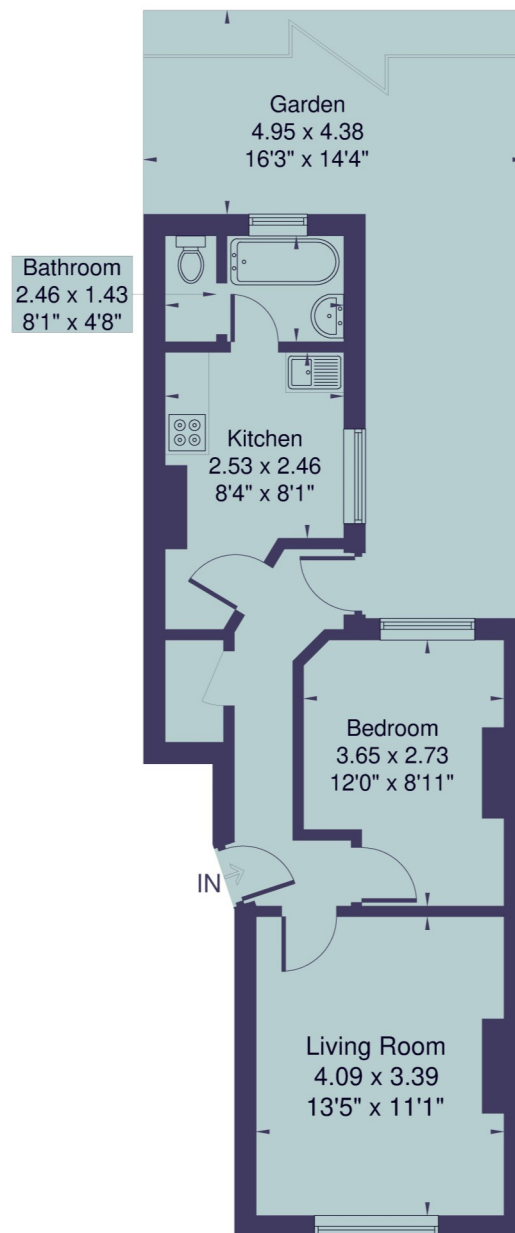
EPC Rating: **D58**

Parking: **RBKC Residents parking permit**

Council Tax: **Band C**

Latimer Road

Approximate Gross Internal Area = 42.7 sq m / 459 sq ft



Ground Floor

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.

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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.