

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

Kerr&co



Milfoil Street, London W12

A well presented and extended house with off street parking and a 70' rear garden. The house offers flexible accommodation by providing two or three bedrooms as required as well as two bathrooms, a reception room and a kitchen / dining room.

The house further benefits from a ground floor cloakroom and being located within easy access to the broad spectrum of local shopping, leisure and transport connections. The house is extremely well presented throughout having been fully refurbished by the current owners.

O.I.E.O: £770,000 Freehold

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Milfoil Street, London W12 0RY

Refurbished and extended on the ground floor to provide a kitchen / dining room.

Well presented throughout.

70' East facing rear garden.

Off street parking to the front.

Ground floor cloakroom.

Family bathroom.

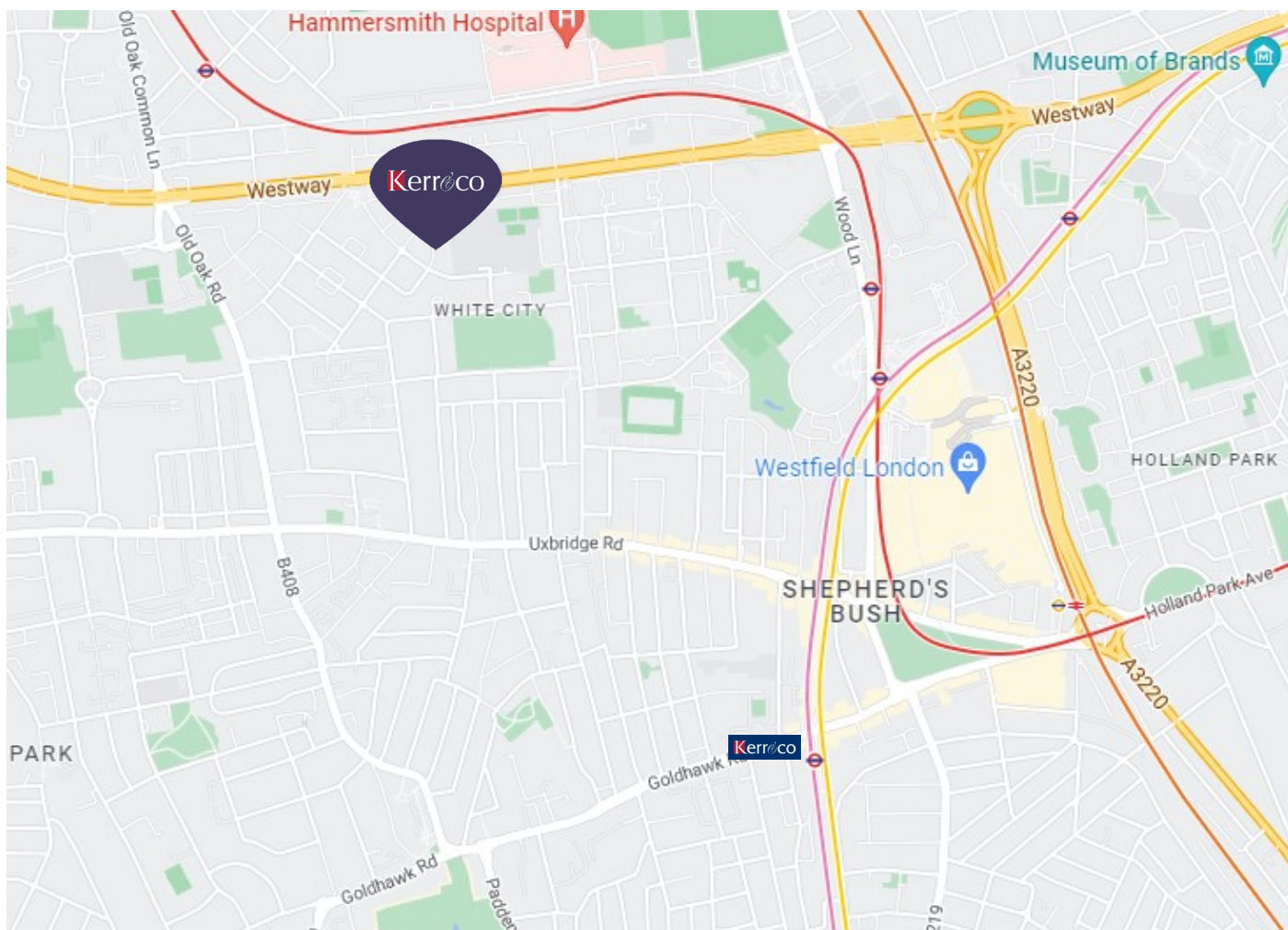
Flexible accommodation depending on requirements as can provide either two or three bedrooms.

Principal bedroom with en suite shower room.

Local amenities include a Sainsbury's Local and Londis.

Short walk to Westfield London and Wood Lane / White City underground stations.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	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.

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Two bedroom terraced house
Approximate gross internal floor area
1,022 Sq. Ft. (95 Sq. M.)

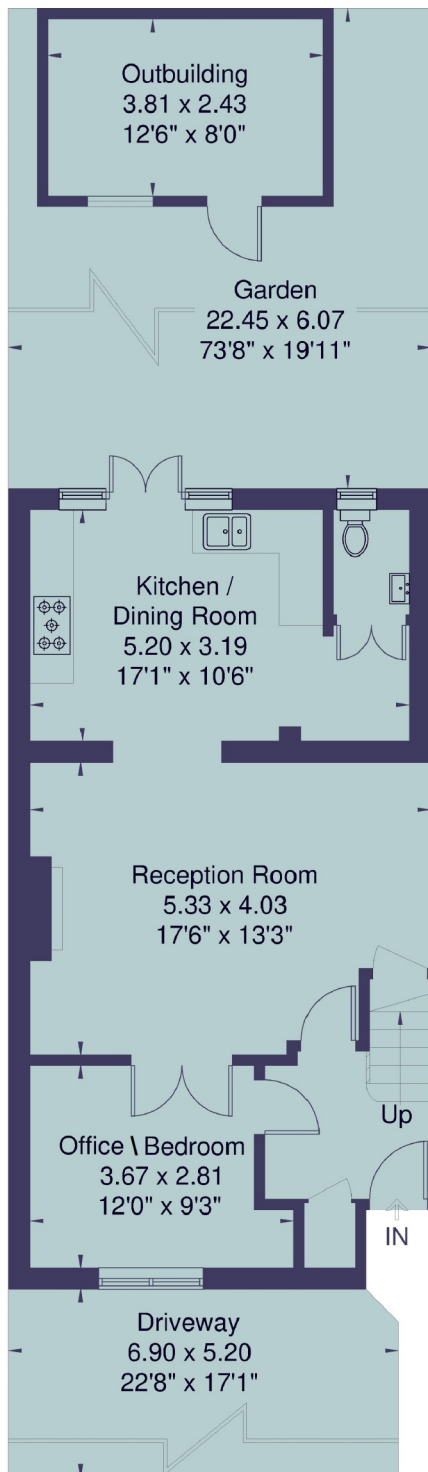
Offers in excess of: **£770,000**

Tenure: **Freehold**

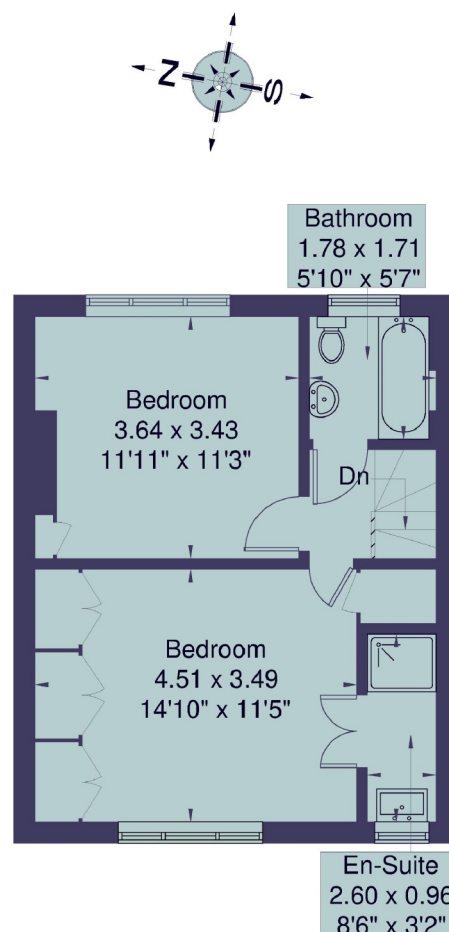
EPC Rating: **D66**

Parking: **Residents parking permit**

Council Tax: **Band D**



Ground Floor



First 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 take 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 alternations 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.

