



Hadyn Park Road, London W12

A well laid out three-bedroom flat providing approximately 878 sq ft of accommodation, set on the first floor and second of an attractive period conversion. Benefiting from a large reception room, 3 bedrooms, separate kitchen and opportunity to extend into the loft.

This well-presented, spacious flat offers a large reception room, a separate kitchen and opportunity to extend further into the loft. Further accommodation comprises of three bedrooms, ample storage and a large bathroom. Hadyn Park Road runs from Askew Road to Percy Road and is a quiet residential street well located for the fantastic array of local shopping along the increasingly popular Askew Road. Broader facilities can be found at Westfield London including the transport hub which includes the underground and overland stations numerous bus routes as well as international shopping and leisure facilities.

Asking Price: £550,000 Leasehold to include entire freehold

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Haydyn Road, London W12 9AQ

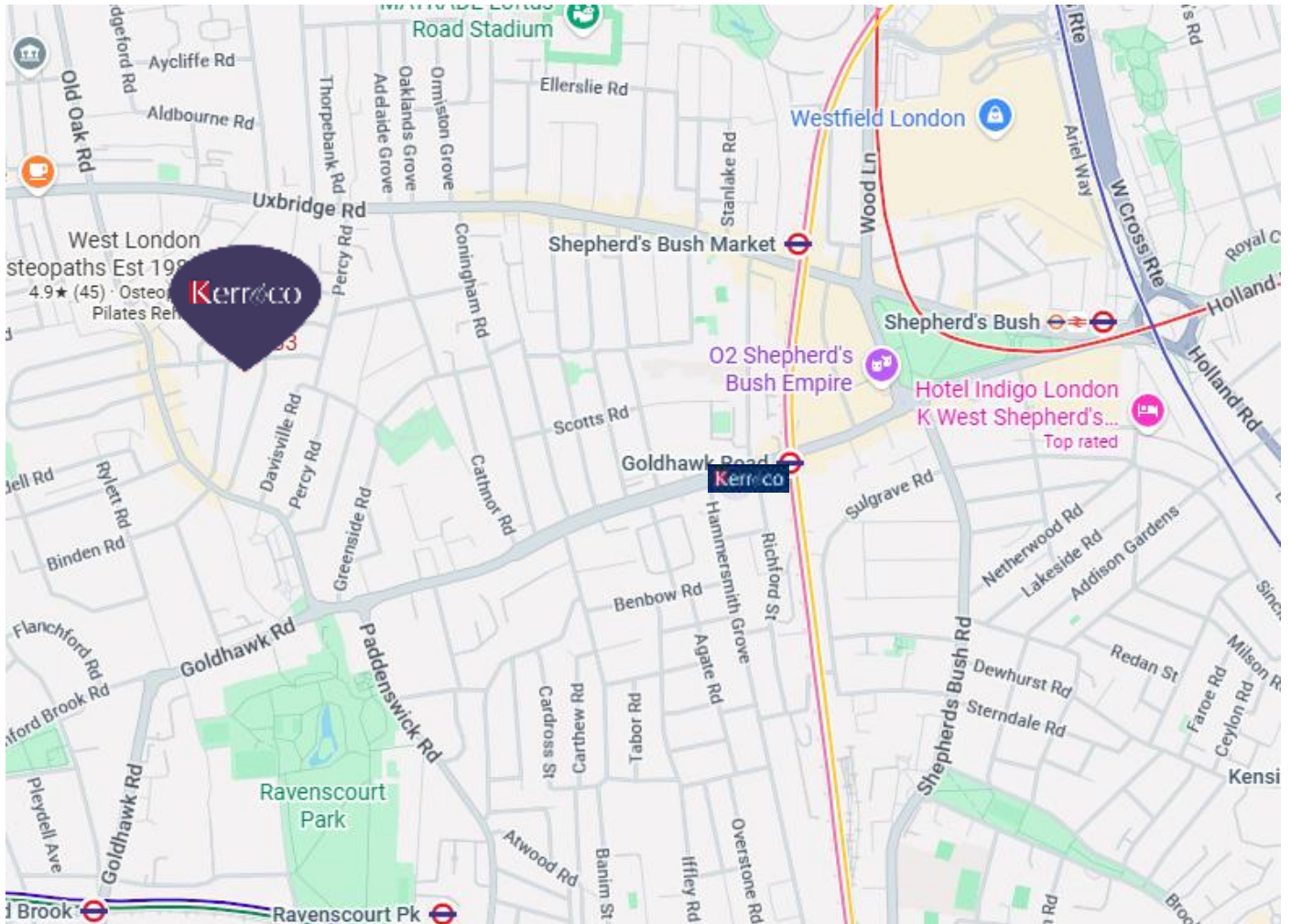
Three-bedroom first floor flat.
Reception room with separate kitchen.
Approximately 878 Sq. Ft. / 81.6 Sq. M.

Potential to improve.
Ample storage and large bathroom.
Opportunity to extend into the loft.

No chain.

Local transport networks include numerous bus routes and the underground stations at Ravenscourt Park (District Line), Shepherd's Bush (Central, Circle and Hammersmith & City lines) and Hammersmith Broadway (Piccadilly, District, Circle and Hammersmith & City lines).





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	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.

Tenure:	Leasehold with 999 years remaining to include entire freehold
Service Charge and Ground Rent:	Paid on an as and when basis and no ground rent
Service charge covers	Building insurance, repairs and maintenance and communal electricity
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band E (£1,857.18 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Internal stairs up to first and second floor
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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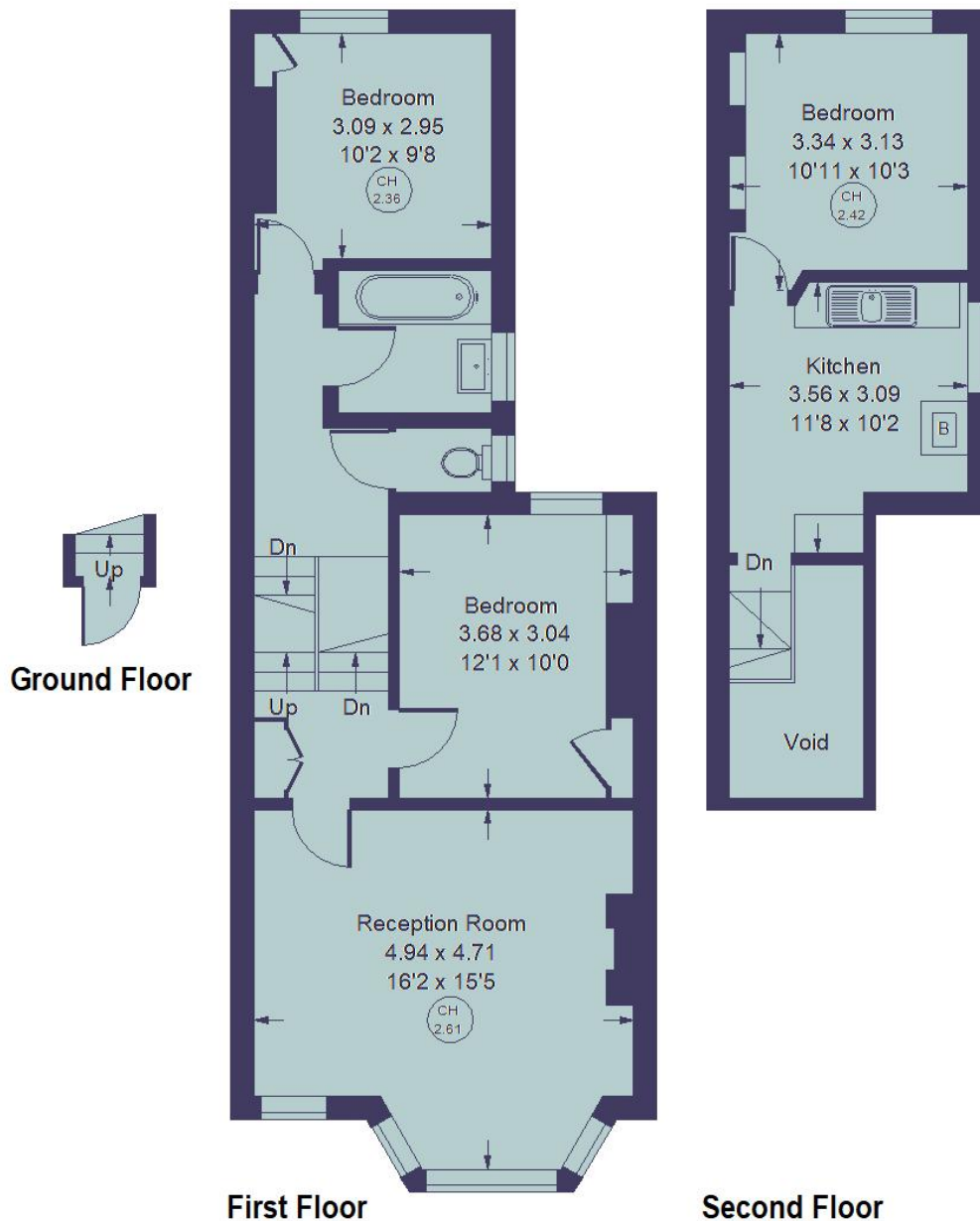
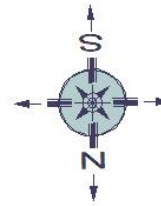
Asking Price: £550,000

Three-bedroom Victorian conversion flat

Approximate gross internal floor area: 878 Sq. Ft./ 81.6 Sq. M.

Hadyn Park Road, W14

Approx Gross Internal Area
81.6 sq m / 878 sq ft
(Excluding Void)



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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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.