

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

Kerr & Co



Ormiston Grove, London W12

A beautiful very well presented two double bedroom split level upper Edwardian maisonette with private roof terrace and shared garden offering in excess of 1,200 sq ft of accommodation.

This light and spacious flat entered through a private entrance comprises of kitchen/dining room, family bathroom, shared garden, large reception room across the front of the building, roof terrace and two double bedrooms with the master having an en suite shower room. The property is situation in the popular "Groves" area which is a quiet residential street off the Uxbridge Road and is within easy access of transport links and shopping facilities at Shepherd's Bush Green and West London Westfield Complex.

Guide Price: £825,000 Leasehold

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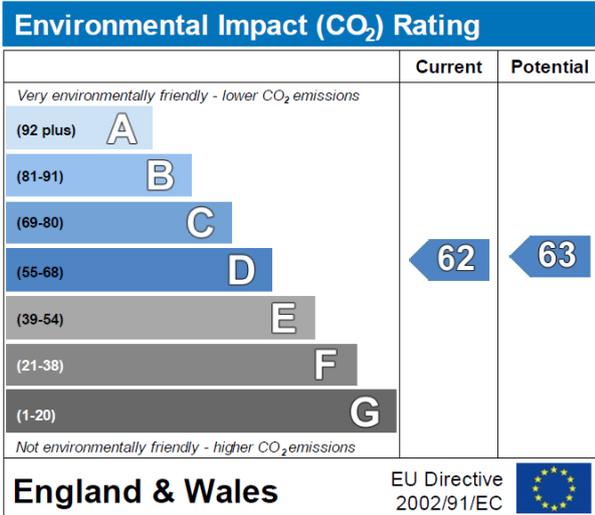
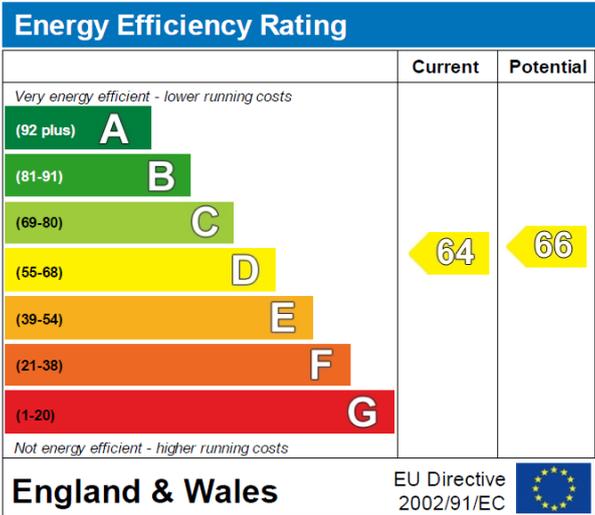
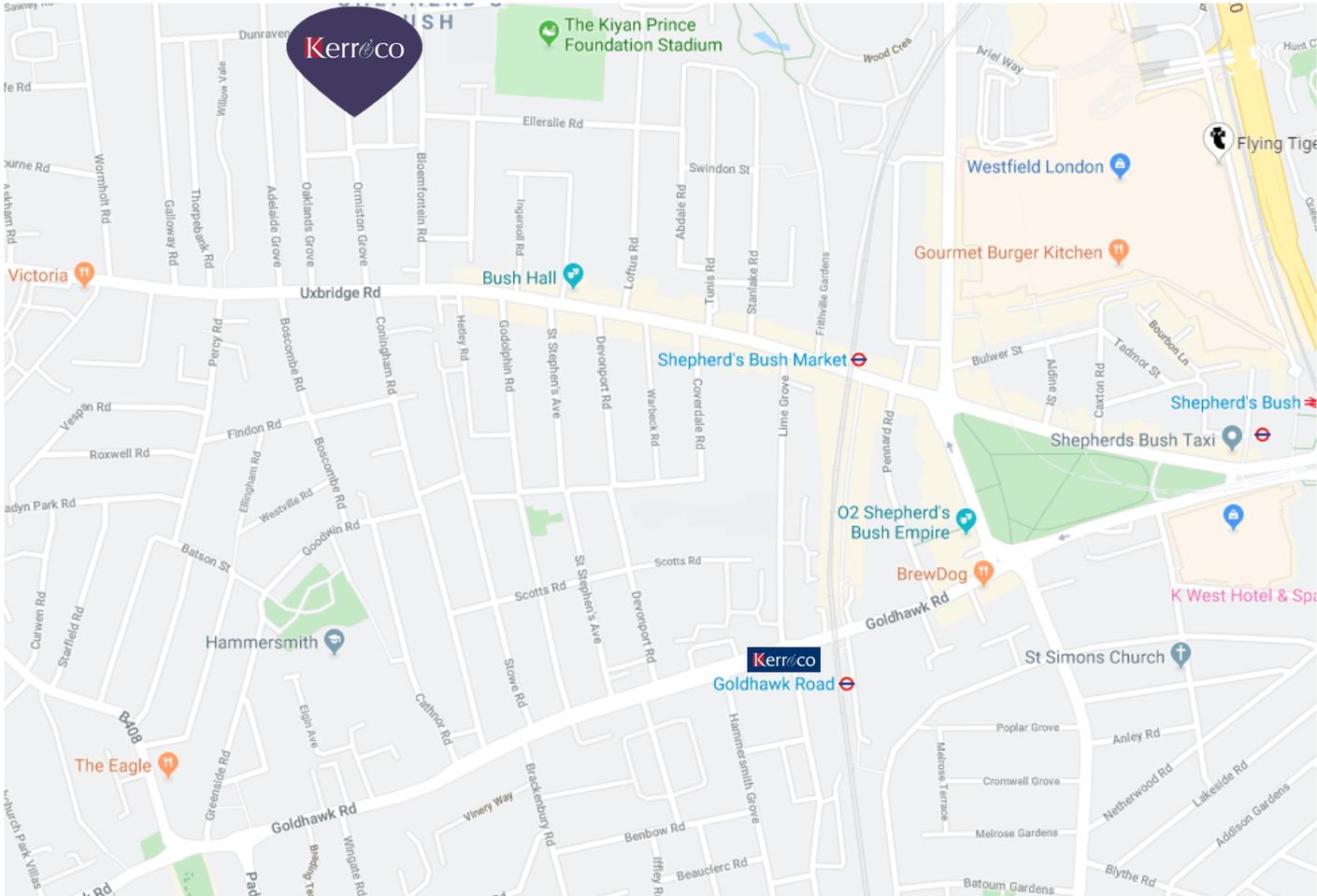




Ormiston Grove, London W12 0JP

Spilt level Upper Edwardian Maisonette
Offering in excess of 1,200 sq ft of accommodation
Two double bedrooms with the master en suite
Kitchen / dining room
Well presented
Private roof terrace and shared garden
Light and spacious
Highly regarded, quiet, residential street within easy
access of shopping facilities and transport links along
Uxbridge Road, Shepherd's Green and West London
Westfield Complex





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 double bedroom split level
Upper Edwardian Maisonette
Approximate gross internal floor area
1,204 SQ. FT. (111.9 SQ. M.)

Guide Price: **£825,000**

Tenure: **Leasehold**

Lease: **150 years from 29th September 2004**
(134 years remaining)

EPC Rating: D64

Parking: Residents parking permit

Council Tax: Band E



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.