

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

**Kerr**&co



## **Paddenswick Road, London W6**

**A well laid out one bedroom flat providing 622 sq ft of accommodation, set on the lower ground floor of this Victorian conversion minutes away from Ravenscourt Park.**

This Victorian conversion flat offers a spacious reception room with a separate kitchen, one double bedroom, WC shower room and a patio garden. Benefiting from its own private entrance, the flat provides ample storage throughout and offers excellent potential to add value and style to suit your personal taste. Situated in a sought-after residential street of Paddenswick Road, the property is minutes walk away from Brackenbury village as well as benefitting from excellent transport links, being within walking distance from Ravenscourt park underground station and shopping hub of Hammersmith Broadway. Also just a 12 minute walk to Hammersmith & City, Circle, District, and Piccadilly lines.

**Asking Price: £449,000 Leasehold**

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## Paddenswick Road, London W6 0UB

One bedroom ground floor flat

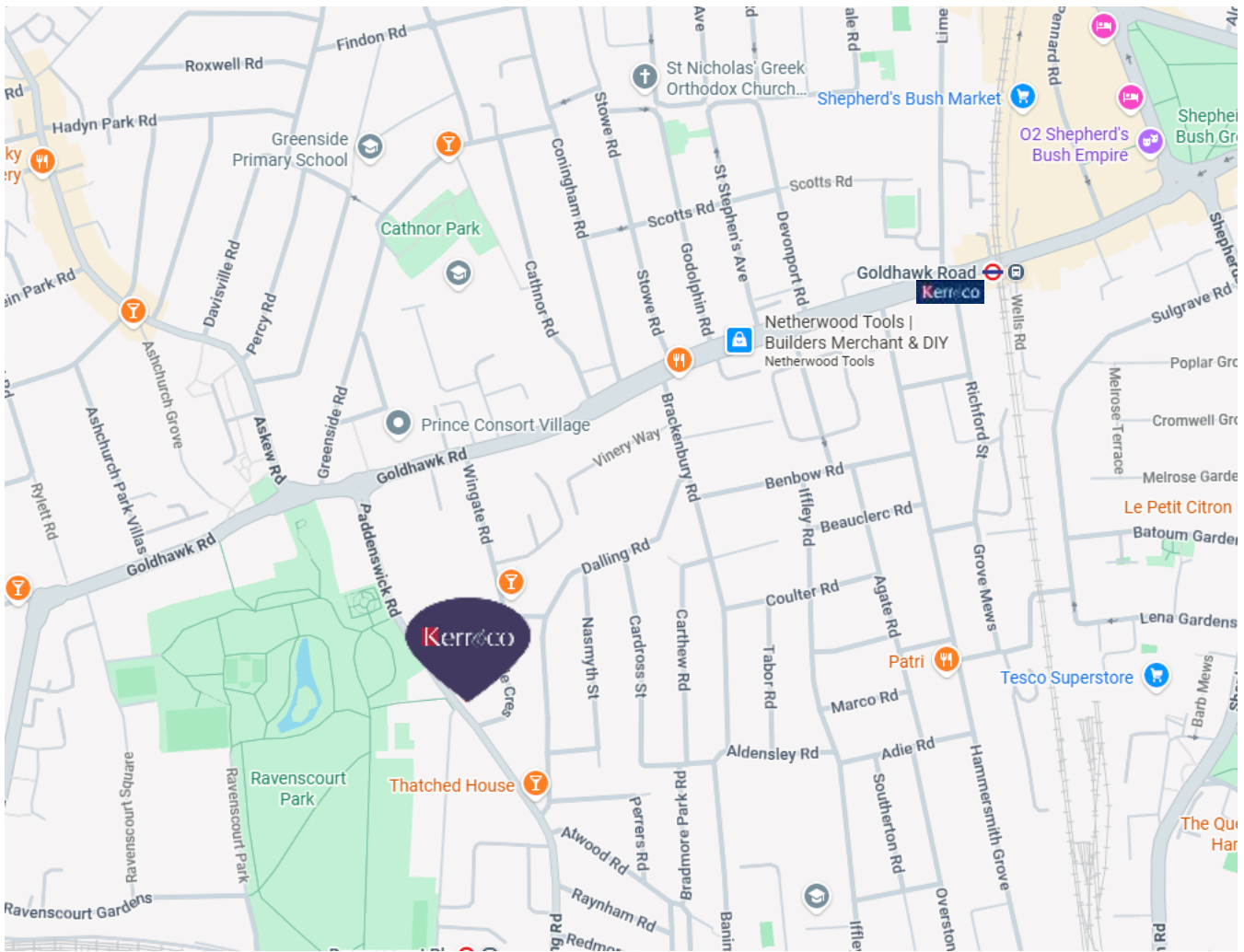
Spacious reception room

Separate kitchen.

Patio with steps up to garden.

Well located for ease of access to Ravenscourt Park station and Goldhawk (Circle, Hammersmith & City and District).

Short walk from king street and local undergrounds.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 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.

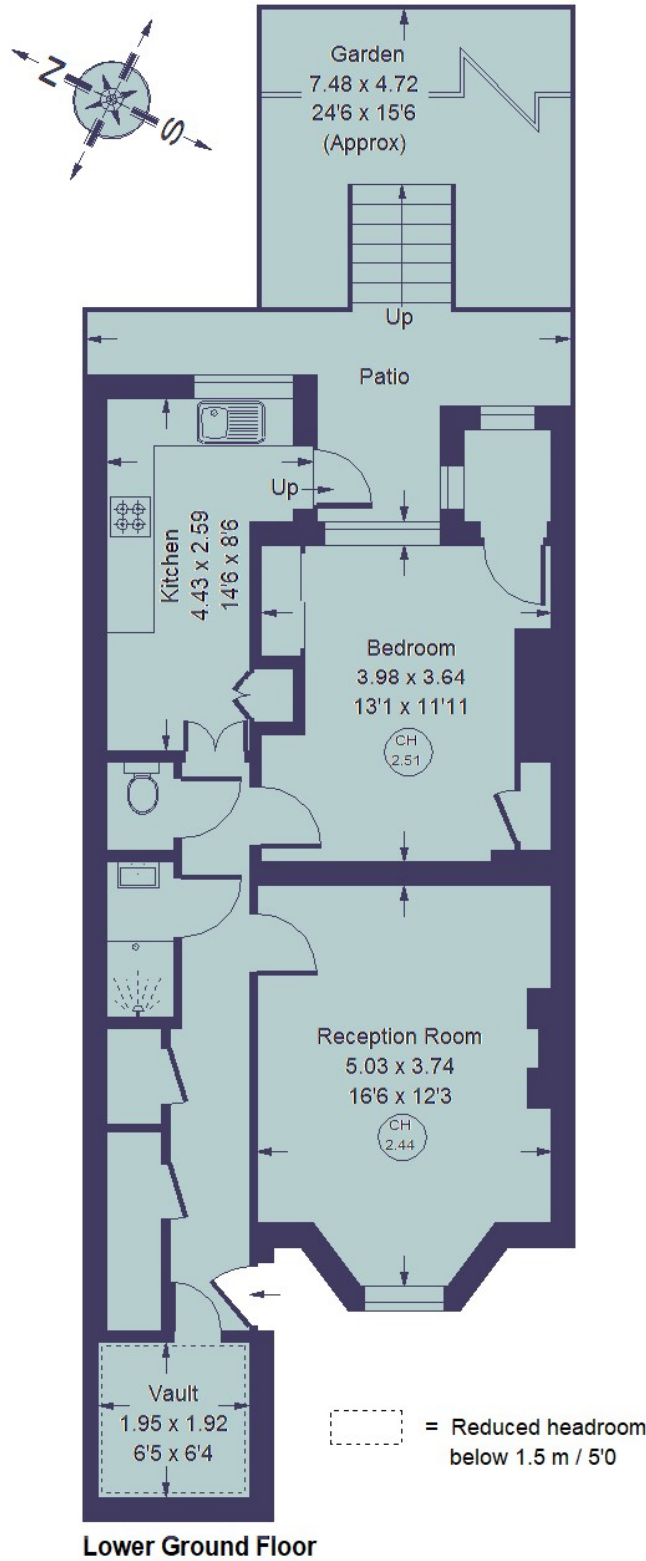
- Tenure: Leasehold (approx. 130 years) being extended at owners costs
- Service Charge and Ground Rent: 1/4 of outgoings and peppercorn ground rent
- Service charge covers: Building insurance, communal electricity, and repairs and maintenance.
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band D (£1386.77 for current financial year 24/25)
- Parking: Eligible for a L.B.H.F. residents parking permit
- Accessibility: Steps down to front door and steps up to the rear garden
- Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
- Heating: Gas central heating via radiators
- Flood risk: Available upon request

# Paddenswick Road W6 0UB

Asking Price: **£449,000**

A large one bedroom Victorian conversion flat

Approximate gross internal floor area: **622 Sq. Ft./ 57.8 Sq. M (plus vault area).**



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.