



Jeddo Road, Wendell Park W12

A generous three bedroom maisonette providing 844 sq ft of accommodation, set on the first floor of this Victorian conversion, benefiting from a bright south facing aspect in the reception room and grants an opportunity to improve and enlarge to a buyer's own taste, subject to usual constraints.

This well-presented, spacious maisonette offers a bright reception room, a separate kitchen, three bedrooms, and a bathroom. Benefiting generous storage, potential to extend and improve (STPP) and a private entrance with a wide entrance hall. Situated in a sought-after residential street in the increasingly popular Askew Village area which is home to numerous café's and lots of independent shops/restaurants. The property offers easy access routes in and out of London on A40 and A4 and convenient transport links and shopping facilities at Westfield shopping complex, Ravenscourt park and Shepherd's Bush Green.

Asking Price: £550,000 Leasehold

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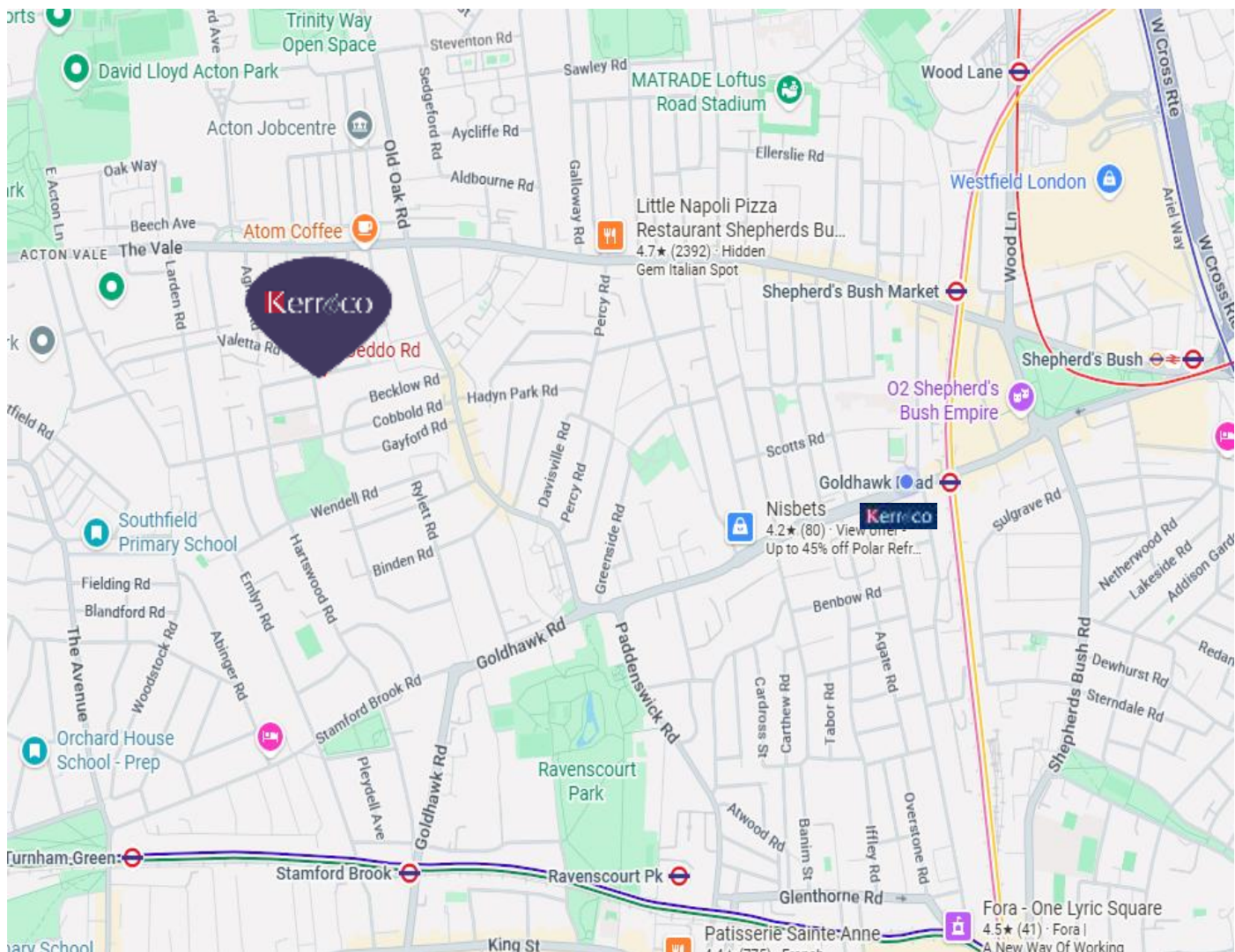


Jeddo Road, London W12 9EB

Spacious three bedroom Victorian maisonette.
 Bright reception room.
 Separate kitchen.
 Private Entrance.
 Ample Storage.
 Large bathroom.
 844 Sq. Ft.

Quiet location close to Wendell Park and an array of shopping amenities along Askew Road.
 Short walk from shopping amenities in the well renowned Westfield shopping complex.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 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.

Tenure:	Leasehold with an underlying lease of 170 years
Service Charge and Ground Rent:	£330 and peppercorn
Service charge covers	Communal Maintenance and buildings insurance
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1,519.51 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Stairs up to first floor.
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:	Ask agent

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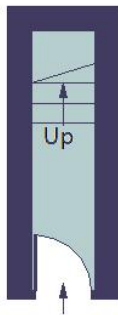
Asking Price: £550,000

Three bedroom Victorian conversion flat

Approximate gross internal floor area: 844 Sq. Ft./ 78.7 Sq. M.

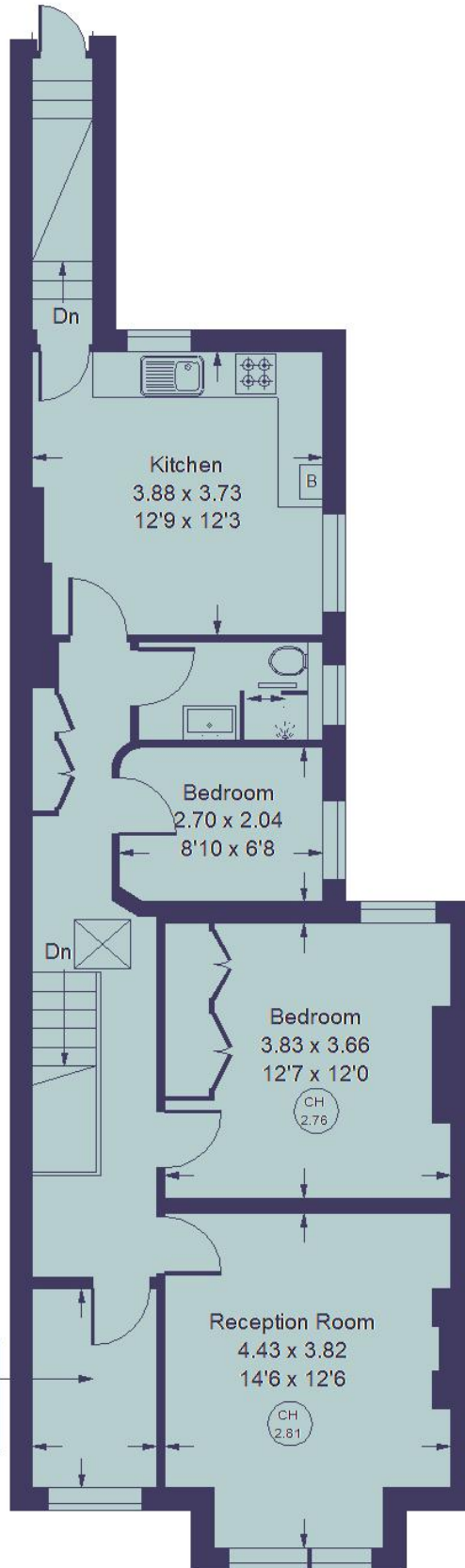
Jeddo Road, W12

Approx Gross Internal Area
78.7 sq m / 844 sq ft



Ground Floor

Bedroom /
Study
2.65 x 1.75
8'8 x 5'9



First Floor

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Shepherd's Bush
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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.