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

Kerr&co



# Rowan Road, London W6

**A substantial three bedroom Victorian grade 2 listed family house extending to approximately 1,509 sq ft, occupying a sought-after position on Rowan Road and benefitting from off-street parking, a private rear garden and a roof terrace.**

The house would benefit with some modernisation, offers two reception rooms, a spacious kitchen / dining room opening through to the garden, three bedrooms, two shower rooms, a W/C, and a private roof terrace. The house further benefits from off-street parking, ample built-in storage and an abundance of character throughout, whilst also offering scope for an incoming purchaser to update and personalise to their own taste. The house is well placed for ease of access to the broad spectrum of local transport connections, shopping and leisure pursuits as well as being within the catchment areas for several highly regarded local schools.

**Asking Price: £1,300,000 Freehold**


020 8743 1166
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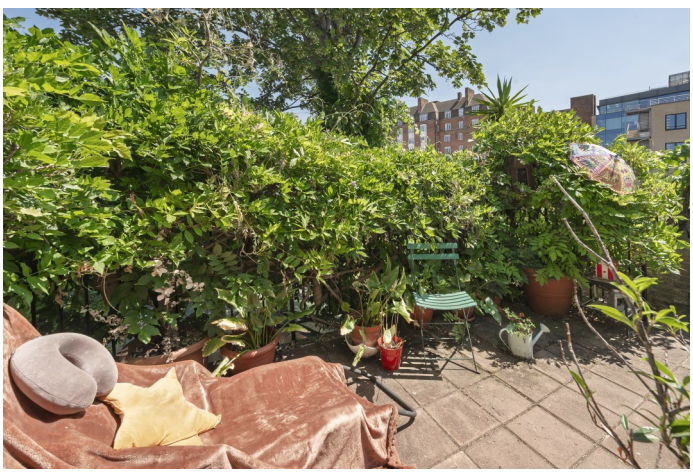
NAEA National Association of Estate Agents
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK
ARLA



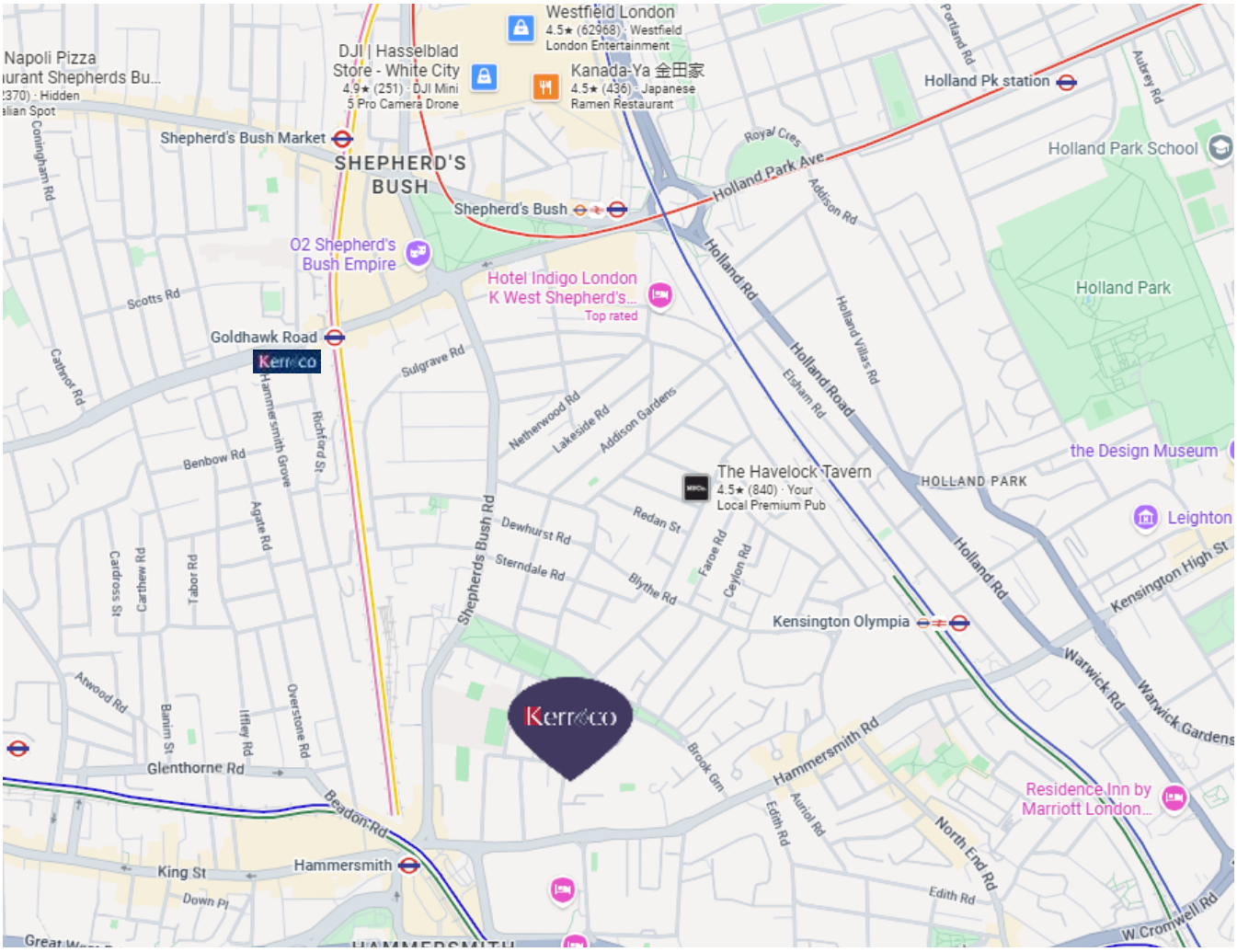
## Rowan Road, London W6 7DU



Victorian family house extending to approximately 1,509 sq ft
Two generous reception rooms.
a spacious kitchen / dining room opening through to a conservatory.
Private garden and roof terrace.
Three bedrooms.
Two shower rooms.
Off-street parking.
Scope to improve to a buyers own taste.
Two cloakrooms, utility room, larder and a sauna.
Well located for ease of access to the excellent local transport connections including Hammersmith and Kensington Olympia stations (District, Piccadilly, Hammersmith & City, Circle and Mildmay lines).
As well as the broad spectrum of local shopping and leisure pursuits.








| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 67 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.

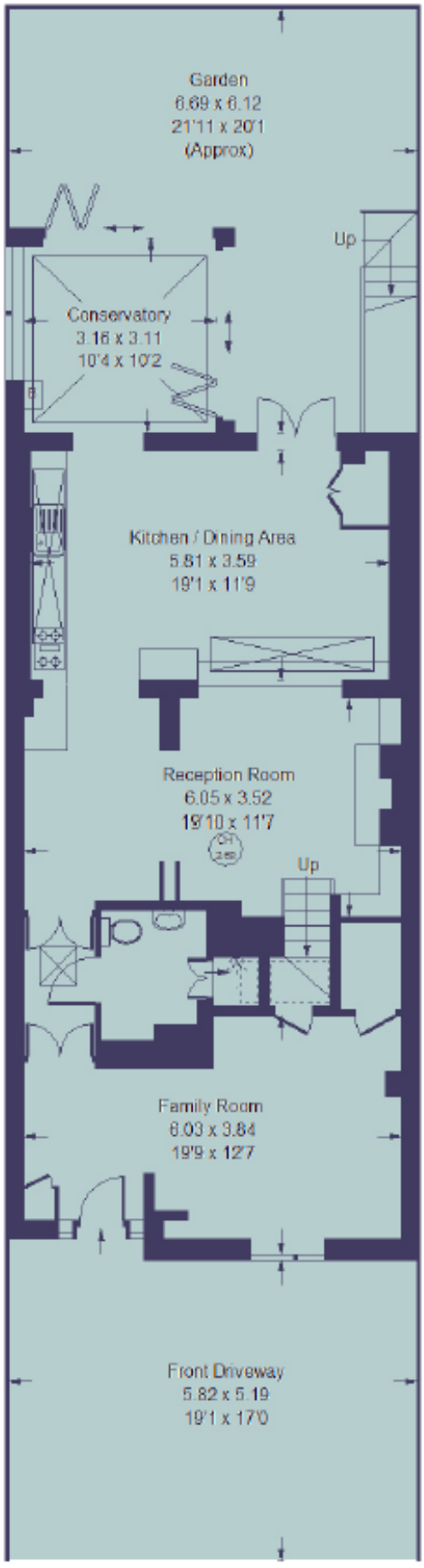
| | |
|---|---|
| Local Authority: | London Borough of Hammersmith & Fulham |
| Council Tax: | Band G (£2,532.52 for current financial year) |
| Parking: | Off street parking as well as eligible for a L.B.H.F. residents parking permit |
| Accessibility: | Level access on the ground floor and internal stairs |
| 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 on request |

**Rowan Road, London W6 7DU**

Asking Price: **£1,300,000**

Three bed Victorian terraced house

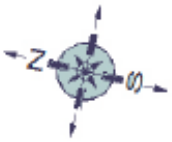
Approximate gross internal floor area: **1,509 Sq. Ft./ 140.2 Sq. M.** (excluding void)



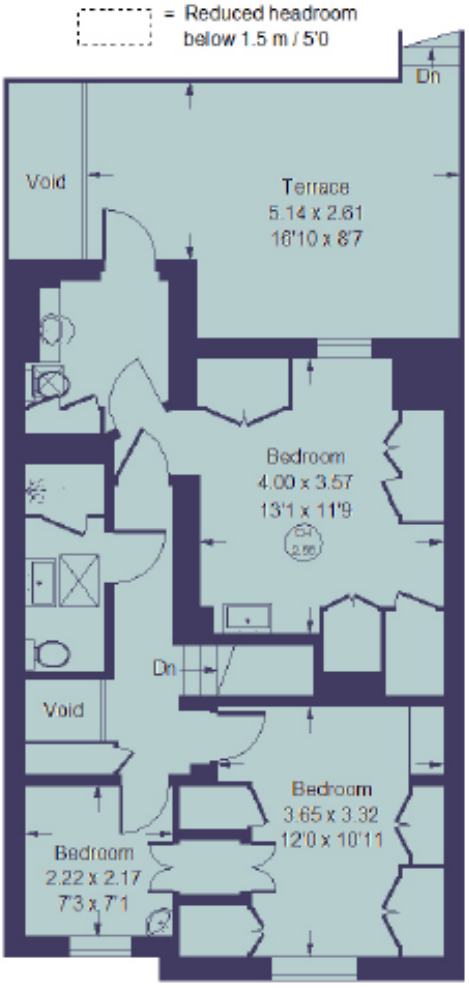

**Ground Floor**

## Rowan Road, W6

Approx Gross Internal Area
140.2 sq m / 1509 sq ft
(Excluding Void)




= Reduced headroom
below 1.5 m / 5'0




**First Floor**


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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 or 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.