



Daffodil Street, London W12

A newly decorated three-bedroom end-of-terrace family home, boasting a generous 992 Sq.Ft of living space. The property also features a spacious garden that presents an excellent opportunity for a rear extension (STPP), and offer a private side entrance.

The accommodation comprises of generous reception / dining room with doors on to a rear conservatory, a kitchen, three bedrooms, a bathroom and ground floor shower room. The property is situated in the popular Flower Estate within easy access to transport links and shopping facilities at White City Westfield Complex and East Acton.

Asking Price: £795,000 Freehold

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Daffodil Street, London W12 0TG

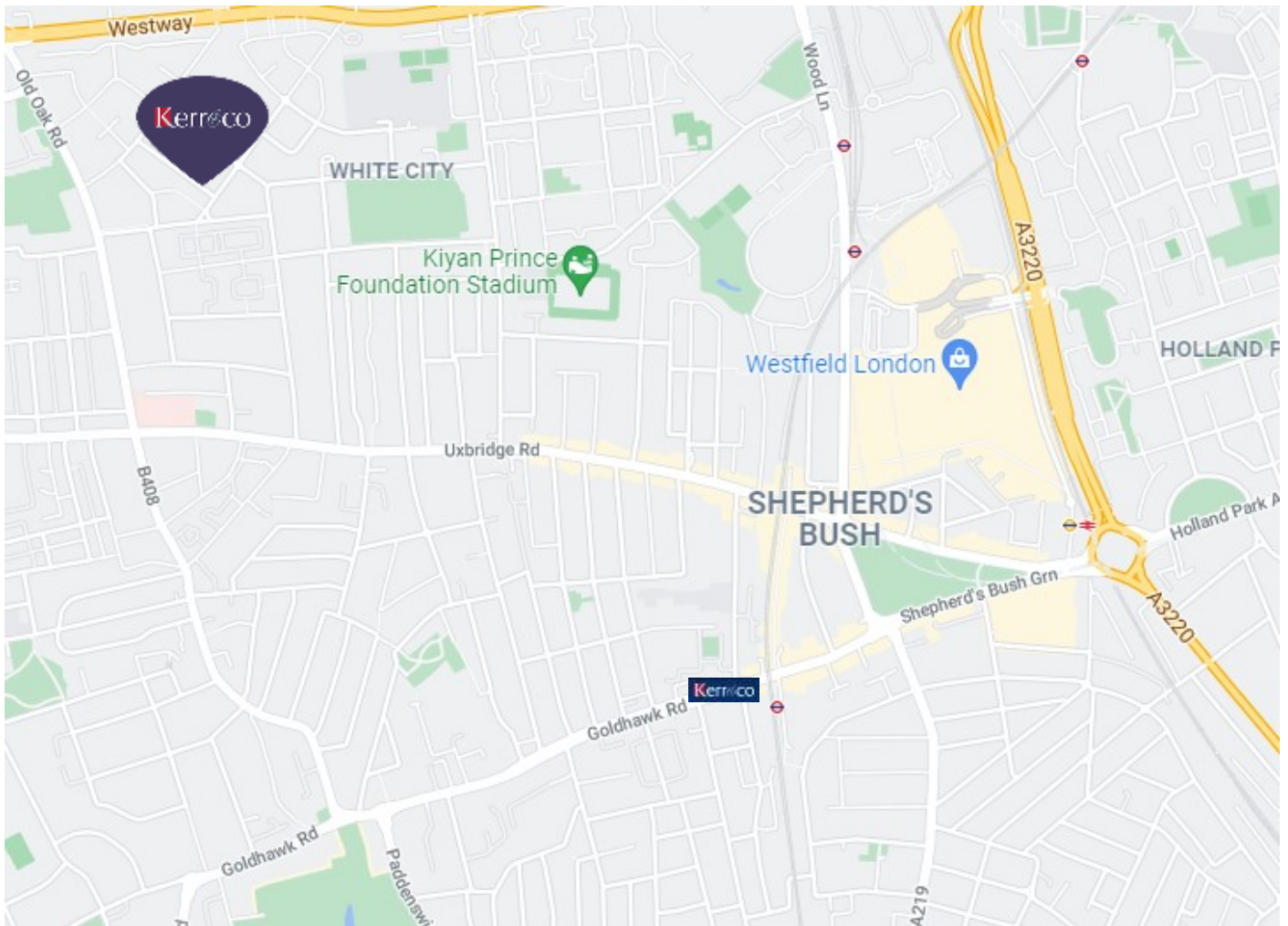
End of terrace house in the Flower Estate near Wormholt Park.

Generous reception room / dining room leading on to a conservatory.
Three bedrooms.

Family bathroom and ground floor shower room / cloakroom
Separate kitchen.

Rear garden measuring approx. 36' x 26'
Potential to extend subject to the usual consents.
Local amenities can be found along Uxbridge and Bloemfontein Roads and transport (including underground stations) along Wood Lane and East Acton station approx. 10-15 mins walk.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	52 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.

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Three bedroom semi-detached house

Approximate gross internal floor area: **992 Sq. Ft. (92.1 Sq. M.)**

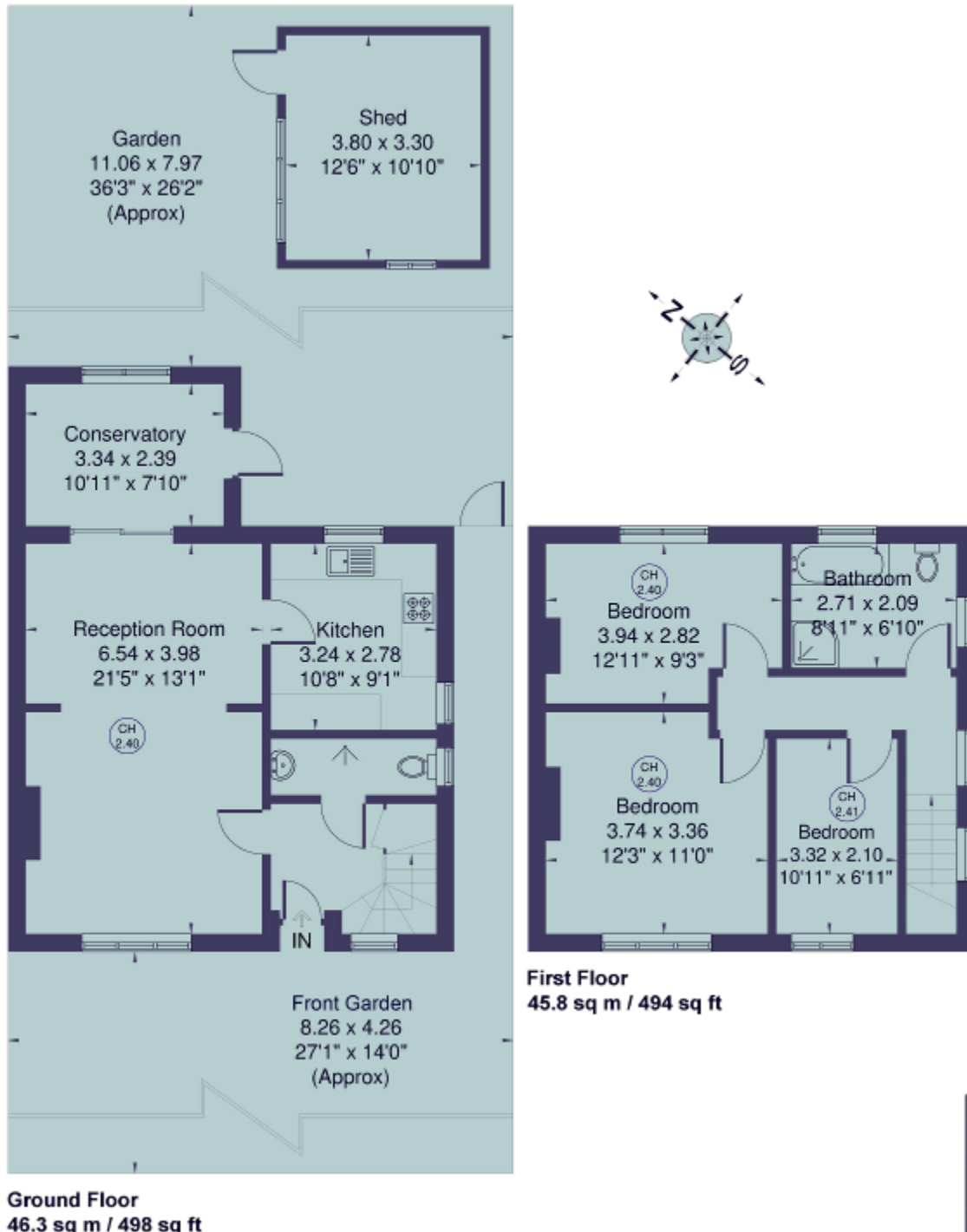
Asking Price: **£795,000**

Tenure: **Freehold**

EPC Rating: **E52**

Parking: **Residents parking permit**

Council Tax: **Band E**



1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.

2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.

3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.