



Overstone Road, Hammersmith, W6





**Overstone Road,
Hammersmith, W6**

**Guide price
£450,000
Leasehold**

Located on a popular street within Brackenbury Village Overstone Road is a short walk to Hammersmith Broadway as well as the shops and amenities of King Street. Ravenscourt Park is also close by.

- Large double bedroom
- Reception room
- Kitchen
- Bathroom
- Private garden
- Circa 140 year lease
- 528 sq ft
- EPC rating D

A well presented and generously proportioned one bedroom property on the end terrace of an attractive Victorian building and additionally benefitting from a low maintenance private garden.

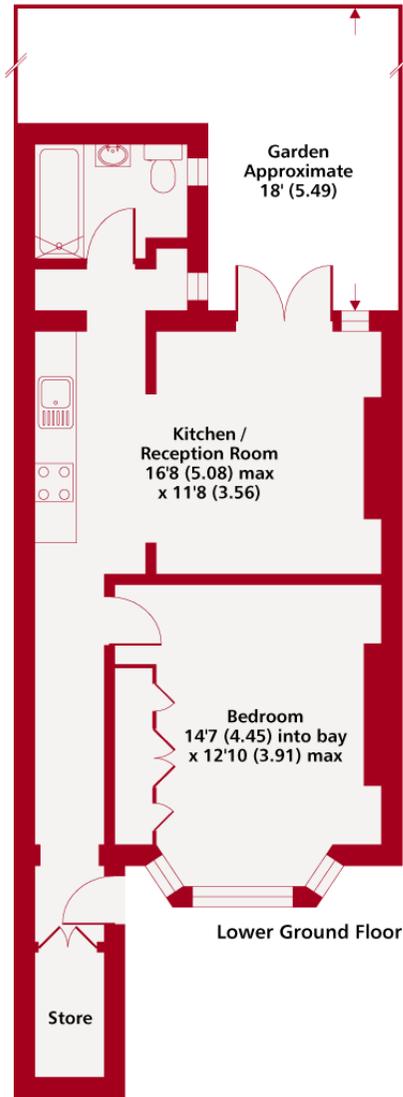
For more information or to arrange a viewing please contact:

Hammersmith
180 King Street
Hammersmith, W6 0RA
020 8563 9633
hammersmith.sales@kfh.co.uk

Kinleigh Folkard & Hayward

kfh.co.uk

COMPLETELY LONDON



Overstone Road W6



Gross Internal Floor Area 528 sqft 49 sqm

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Performance Certificate



Flat

Overstone Road
LONDON
W6

Dwelling type:

Date of assessment:

18 August 2009

Date of certificate:

18 August 2009

Reference number:

Total floor area:

49 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environment Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	403 kWh/m ² per year	330 kWh/m ² per year
Carbon dioxide emissions	3.3 tonnes per year	2.7 tonnes per year
Lighting	£47 per year	£24 per year
Heating	£513 per year	£448 per year
Hot water	£86 per year	£71 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

These particulars are believed to be correct but their accuracy is not guaranteed 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 the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. 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, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.