

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

**Kerr & co**



## Loftus Road, London W12

**A very well presented one bedroom flat set on the second floor of this Grand Victorian converted building.**

This light flat comprises of bedroom, reception room, bathroom and kitchen. Loftus Road is a very popular road surrounded by excellent transport links and shopping facilities at Shepherd's Bush Green and West London Westfield complex.

**Guide price: £332,500 Leasehold**

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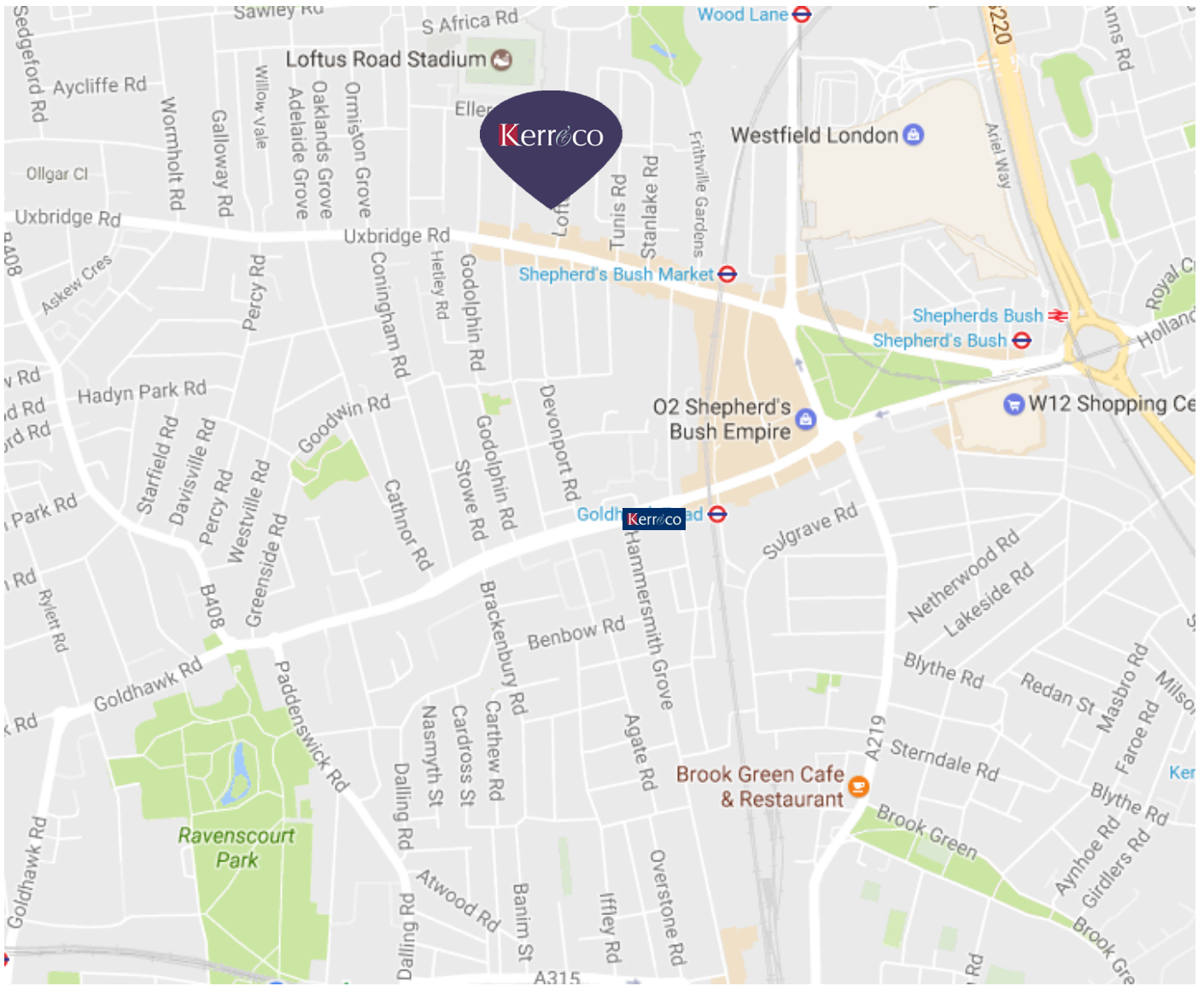


## Loftus Road, London W12 7EH

Light and well presented flat  
Plantation shutters reception and bedroom  
Long lease  
Bathroom  
A well managed Grand Victorian converted building  
Excellent location for ease of access to transport and  
leisure facilities at Shepherd's Bush Green and West  
London Westfield  
Ideal for first time buyer or pied de terre







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	59   D	59   D
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.

Loftus Road, London W12 7EH  
Second floor flat  
Approximate gross internal floor area:  
331 SQ. FT. (30.8 SQ. M.)

Guide price: **£332,500**

Tenure: **Leasehold—114 years remaining**

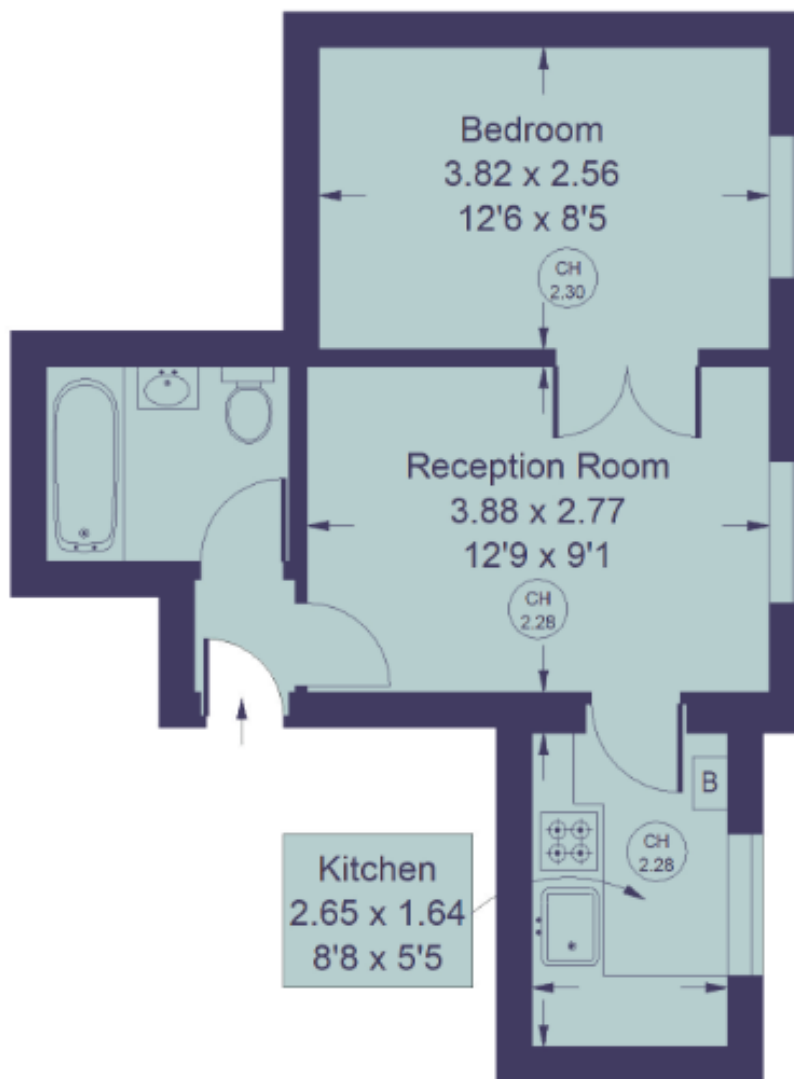
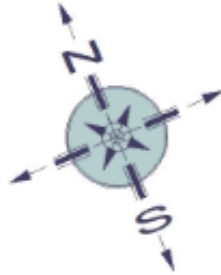
Service Charge: **£1,056 per annum**

Ground Rent: **£250 per annum**

**EPC Rating: D59**

**Parking:** Residents Parking Permit

**Council Tax Band: C**



## Second Floor

**Kerrico**

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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.