

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

Kerr & co



Boscombe Road, London W12

A newly refurbished, stunning two bedroom flat set on the first floor of this imposing converted Victorian house.

The accommodation comprises of a principle bedroom with fantastic built in wardrobes with far reaching views to Central London, a second bedroom, a reception room with open plan integrated new kitchen and a bathroom. Boscombe Road is one of the premier road's in Shepherd's Bush with easy access to transport links and shopping facilities along Uxbridge Road, Shepherd's Bush Green and West London Westfield Complex.

Asking Price: £430,000 Share in the Freehold

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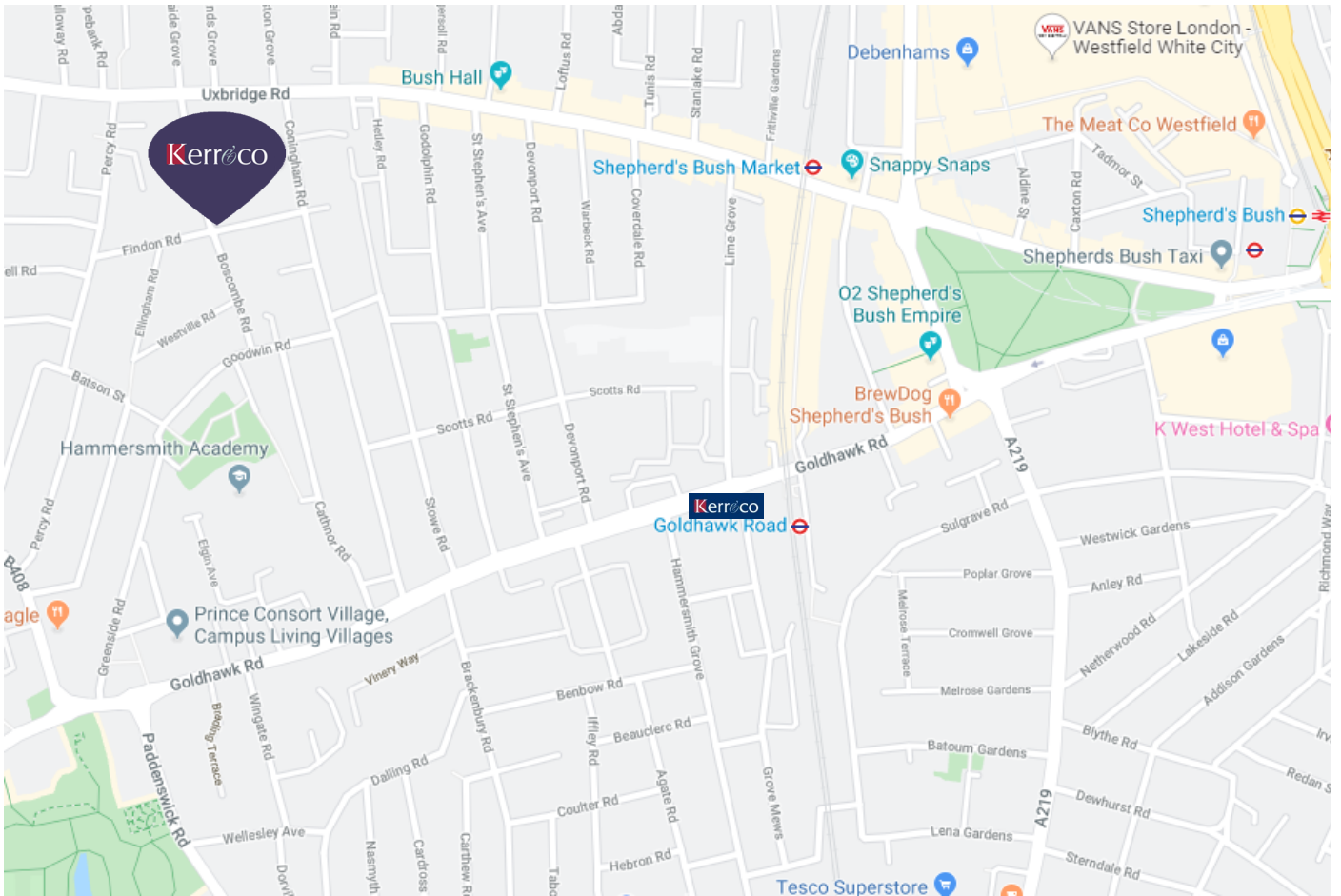
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Boscombe Road, London W12 9HS

Imposing Victorian building on the junction of
Boscombe and Findon Roads.
Impressive communal entrance in a well managed
building.
Far reaching viewings from master bedroom and
reception rooms
Highly regarded, quiet, residential street
Two bedrooms
Newly refurbished flat with underfloor heating.
Reception room with open plan integrated new
kitchen.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 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.

Boscombe Road, W12 9HS

Two bedroom t first floor flat

Approximate gross internal floor area: **457 SQ. FT. (42.5 SQ. M.)**

Mezzanine: **43 SQ.FT. (4 SQ.M.)**

Total: **500 SQ.FT. (46.5 SQ.M.)**

Asking Price: **£430,000**

Tenure: **Share in the Freehold**

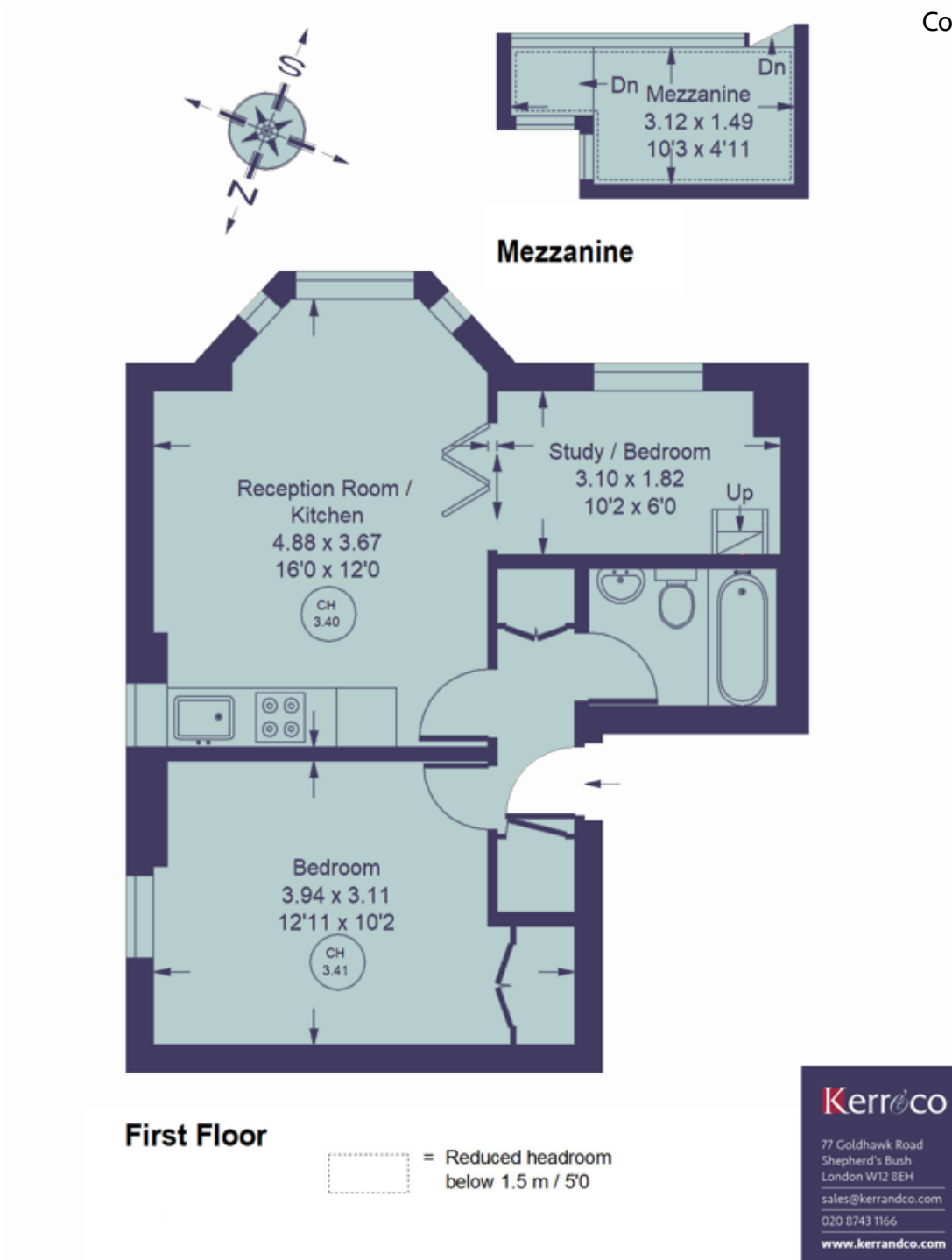
Lease: **999 years from 2009**

Service Charge: **TBC**

EPC Rating: **D65**

Parking: **Residents parking permit**

Council Tax: **Band D**



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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.