

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

**Kerr & co**



## Goldhawk Road, London W12

**A bright and spacious two bedroom split level flat over the top two floors of this Victorian converted building.**

The flat offers circa 770 sq ft of accommodation which would benefit with some modernisation and there is scope to extend further subject to planning permission and usual consents. The property comprises of eat-in kitchen, bathroom, reception room and two double bedrooms with fantastic South facing views. The flat is situated within easy access of amenities and transport links along Goldhawk Road with additional facilities at Shepherd's Bush Green, Hammersmith Broadway and West London Westfield

**Offers in excess of: £500,000 Share in the freehold**

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### **Goldhawk Road, London W12 8EN**

A large two bedroom split level flat offering 773 sq ft of accommodation.

Scope to extend subject to planning permission and usual consents.

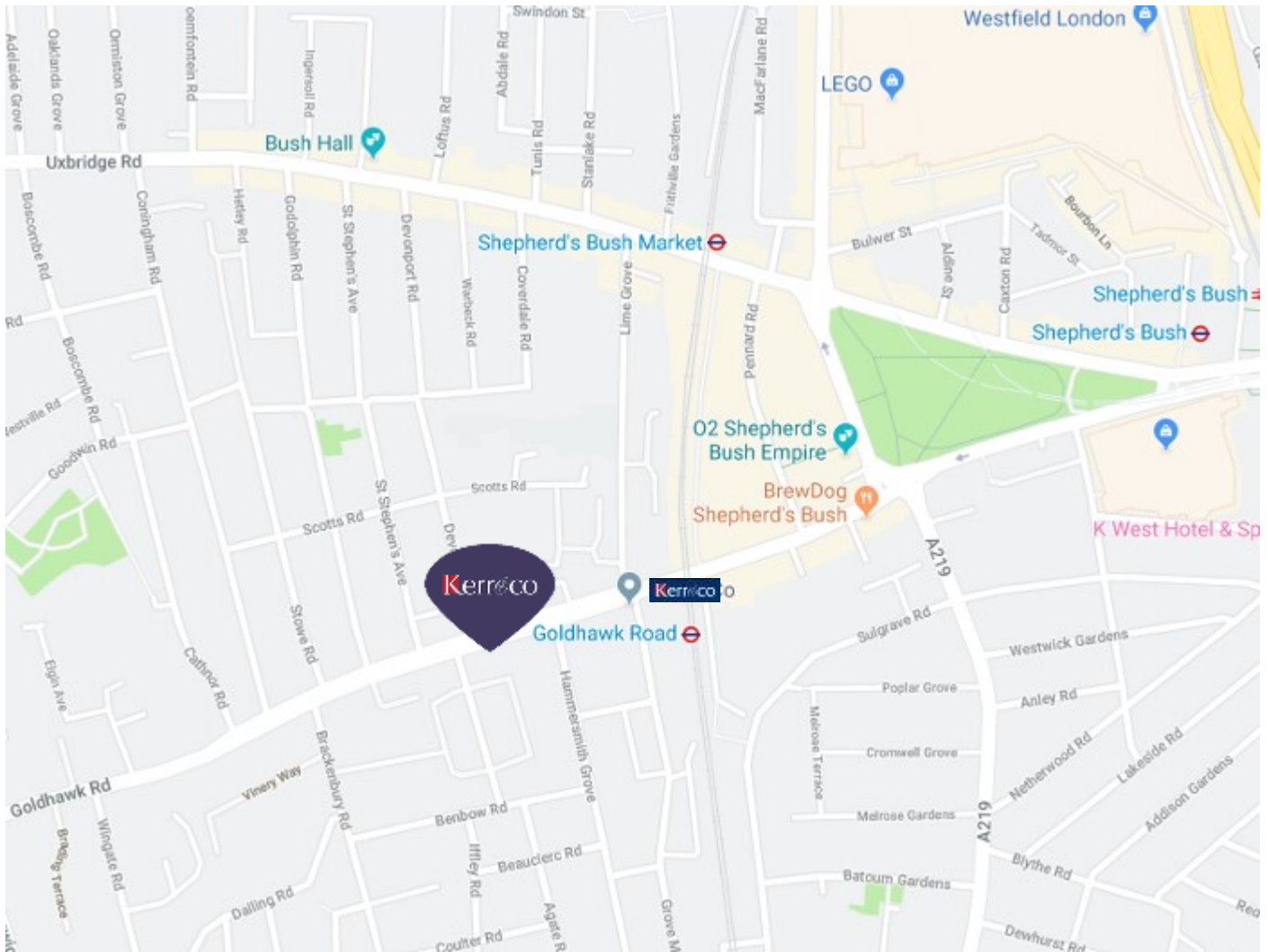
Eat-in kitchen.

Separate reception room.

South facing views.

Centrally located for ease of access to local transport, shopping and leisure facilities along Goldhawk Road, Shepherd's Bush Green, Hammersmith Broadway and West London Westfield complex.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         | 78 C      |
| 55-68 | <b>D</b>      | 62 D    |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

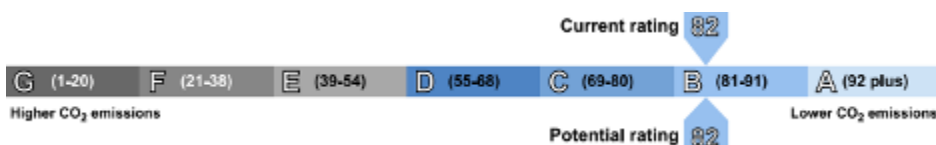
The graph shows the current energy efficiency of your home.

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.



**Goldhawk Road, W12 8EN**

Two bedroom split level flat

Approximate gross internal floor area: **773 Sq. Ft. ( 71.8 SQ. M.)**

Eaves Storage: **307 Sq. Ft. ( 28.5 SQ. M.)**

Total: **1080 Sq. Ft. ( 100.3 SQ. M.)**

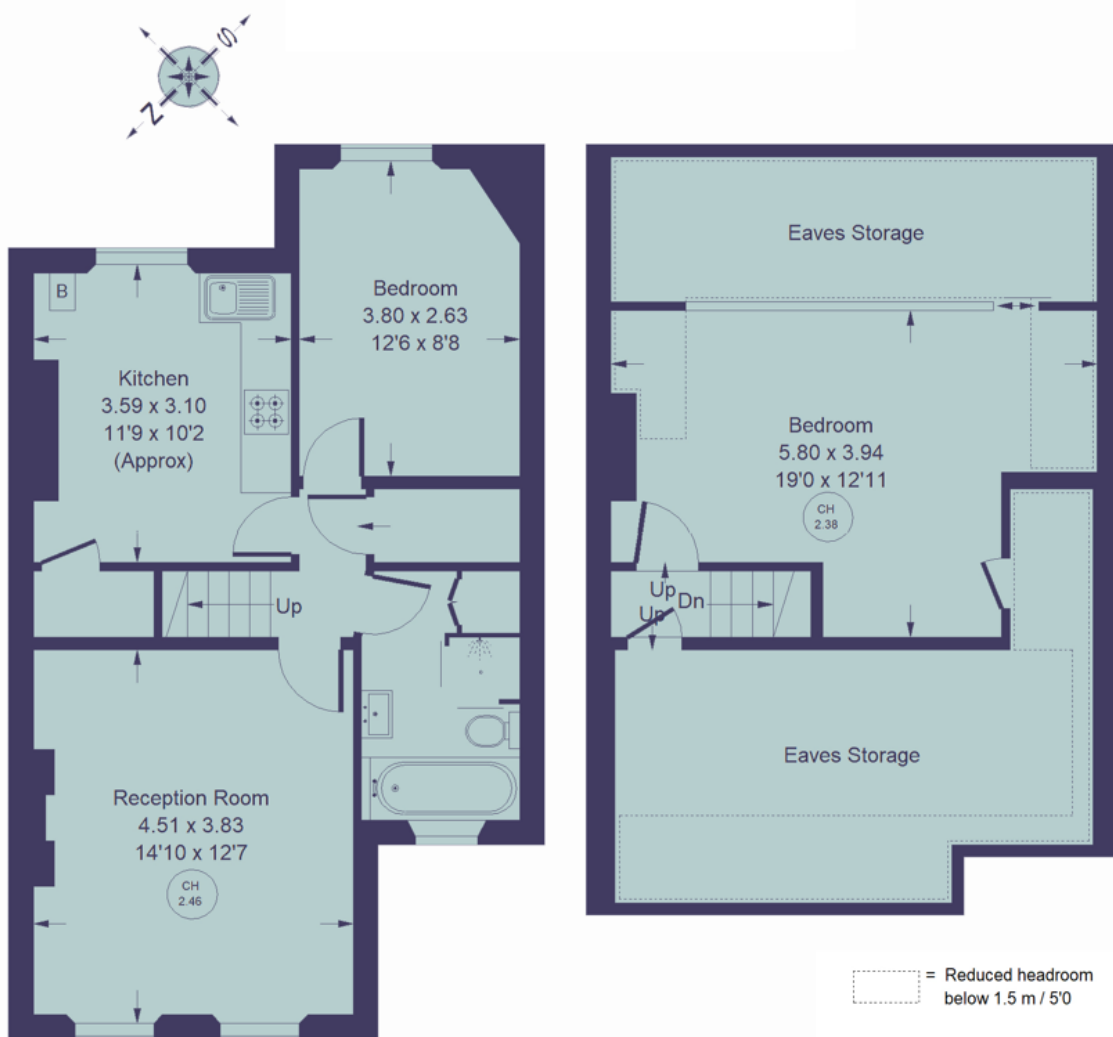
**Offers in excess of: £500,000**

**Tenure:** Share in the freehold

**EPC Rating:** **D62**

**Parking:** Parking permit

**Council Tax:** Band E



**First Floor**

**Second 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 of 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/fitings 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.