

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

Kerr & Co



MARK MANSIONS, LONDON W12

Introducing a charming gem nestled within a sought-after mansion block, this well maintained two-bedroom garden flat on the lower ground floor offers a delightful blend of period charm and contemporary comfort. Boasting 659 Sq Ft of living space, the residence exudes elegance and warmth throughout.

Upon entering, you are greeted by a generously proportioned reception room adorned with a fireplace and built-in cupboards to enhance the functionality of the space while preserving its aesthetic appeal. The accommodation further comprises two bedrooms, both featuring built-in wardrobes to maximize storage convenience. A well-appointed bathroom adds to the convenience of everyday living. The heart of the home lies in the spacious kitchen/dining room, providing a congenial space for culinary endeavours and shared meals. This area seamlessly connects to a private patio, offering an inviting outdoor retreat for alfresco dining. One of the highlights of this residence is its direct access to the expansive communal gardens, providing a rare opportunity for residents to enjoy greenery and tranquillity right at their doorstep. Situated within the esteemed Mark Mansions, the property benefits from its proximity to a vibrant array of cafes and amenities along Askew Road. Excellent transport links and shopping facilities along Uxbridge Road and Shepherd's Bush Green further enhance the convenience and desirability of this location.

Asking Price: £575,000 Share of freehold

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MARK MANSIONS, LONDON W12 9PS

GARDEN FLAT

659 SQUARE FEET OF ACCOMMODATION

KITCHEN / DINING ROOM

PRIVATE PATIO GARDEN LEADING ON TO THE LARGE
COMMUNAL GARDENS

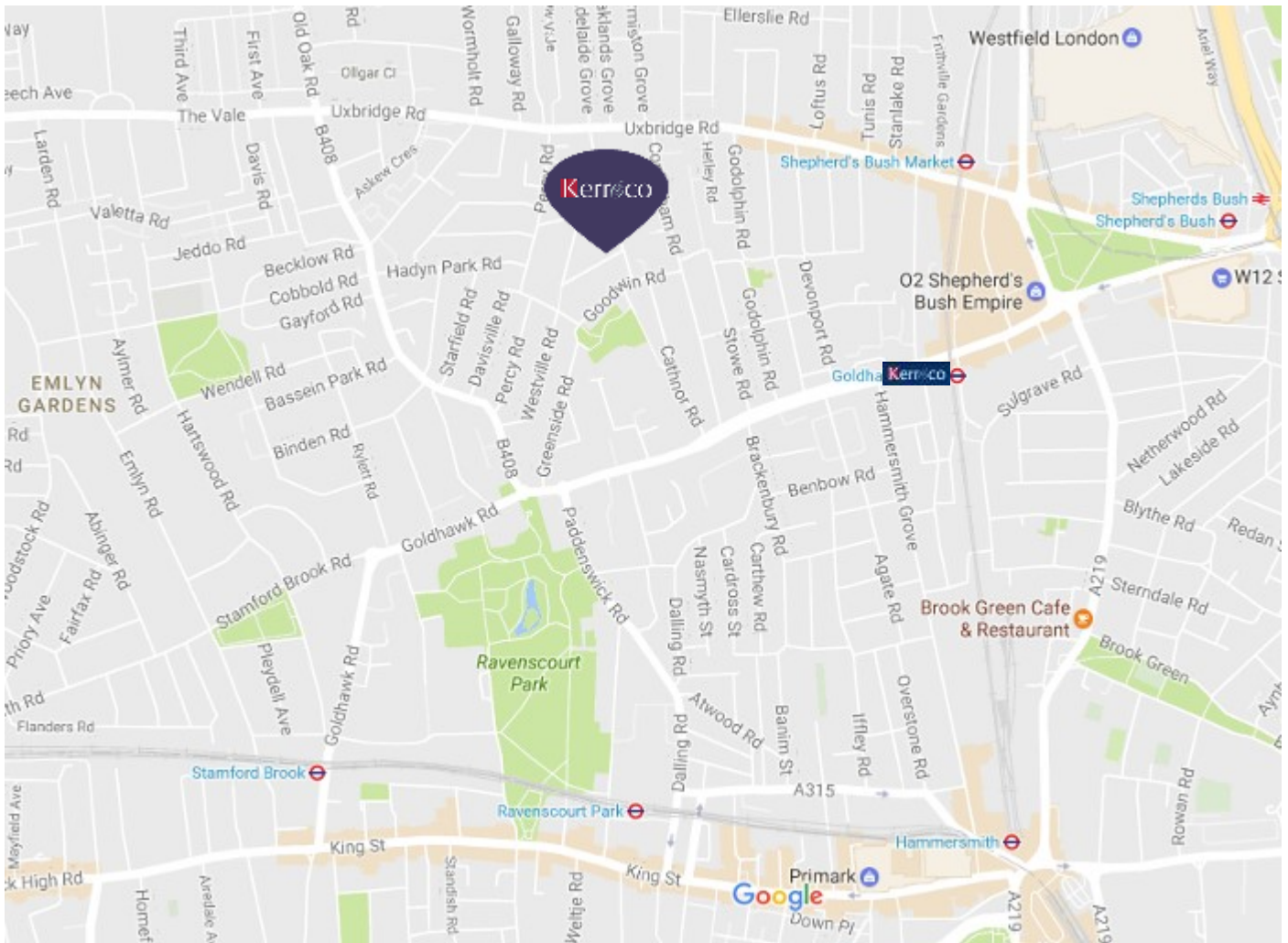
TWO DOUBLE BEDROOMS

EXCELLENT CONDITION THROUGHOUT

POPULAR AND WELL MANAGED MANSION BLOCK

EASY ACCESS TO TRANSPORT AND SHOPPING FACILITIES ALONG
ASKEW ROAD, SHEPHERD'S BUSH GREEN, WESTFIELD
LONDON COMPLEX AND THE NEW BBC DEVELOPMENT HOME
OF SOHO HOUSE PRIVATE MEMBERS CLUB





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 60 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.

MARK MANSIONS, WESTVILLE ROAD, LONDON W12 9PS
TWO BEDROOM GARDEN FLAT
GROSS INTERNAL FLOOR AREA 659 SQ. FT. (61.2 SQ. M.)

ASKING PRICE: £575,000

TENURE: SHARE OF FREEHOLD

SERVICE CHARGE: APPROX £2,400 PER ANNUM

(INCLUDES BUILDING INSURANCE, CLEANING OF COMMUNAL AREA, GARDENING, ELECTRICS TO COMMUNAL AREA, ACCOUNTS AND MAINTENANCE.)

EPC RATING: D60

PARKING: RESIDENTS PARKING PERMIT

COUNCIL TAX BAND: D



Lower Ground 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/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, 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.