

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

Kerr&co



Cranston Court, London W12

A generous one bedroom flat providing 590 square feet set on the fourth floor of this purpose built block of flats providing far reach views over Wormholt Park and beyond.

This well presented flat comprises of reception room with open plan modern integrated kitchen, a generous double bedroom, a spacious bathroom, private balcony overlooking Wormholt Park, a wide entrance hall and a large storage cupboard. The flat is well presented throughout and offers modern living within easy reach of the transport connections on Wood Lane (Hammersmith & City, Central and Circle underground lines) as well as the shopping and leisure facilities at Westfield London including John Lewis, SoHo house private members club and Proud Marys café on Ormiston Grove.

Asking Price: £390,000 Leasehold

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Bloemfontein Road, London W12 7FG

Spacious one bedroom flat set on the fourth floor. Far reaching views to the West over Wormholt Park and beyond.

Reception room with open plan modern integrated kitchen.

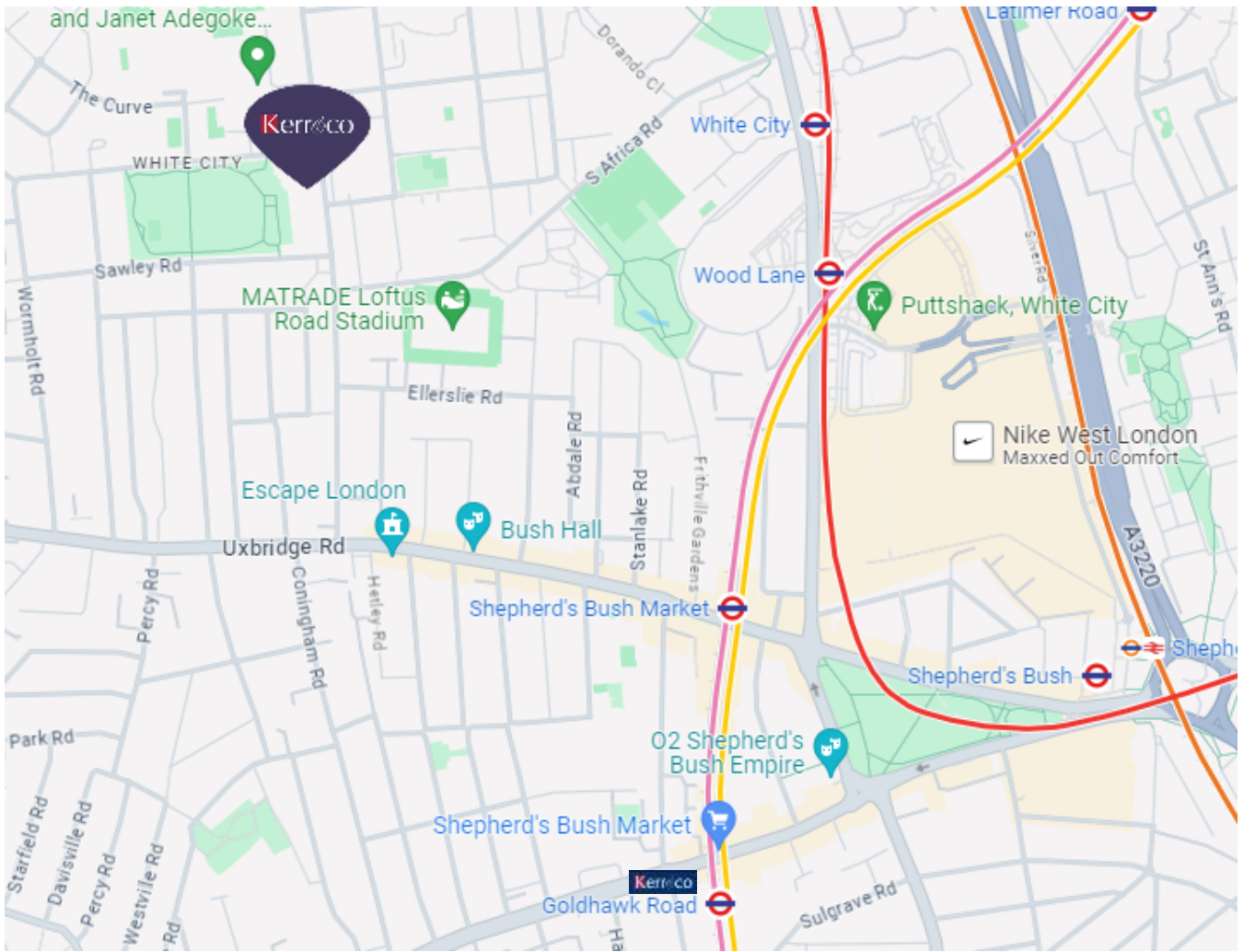
West facing balcony.

Large double bedroom.

Bathroom.

Well located for ease of access to White City and Wood Lane underground stations (Central, Circle and Hammersmith & City lines).





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	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.

Tenure and other pertinent information

Leasehold with a lease of 99 years from 29 September 2013

Ground rent: £250 per annum (doubling every 25 years)

Service charge: £2,223.83 for the last financial year

Service charge covers: maintenance, communal electricity, repairs, buildings insurance.

Parking: No right to a residents parking permit

Council Tax: Band D (£1386.77 for current financial year)

Connected services / utilities: Mains water and drainage, electricity, telephone and broadband.

Heating: Communal heating and water with top up electric boiler in the flat

Accessibility: Lift and stair to all floors

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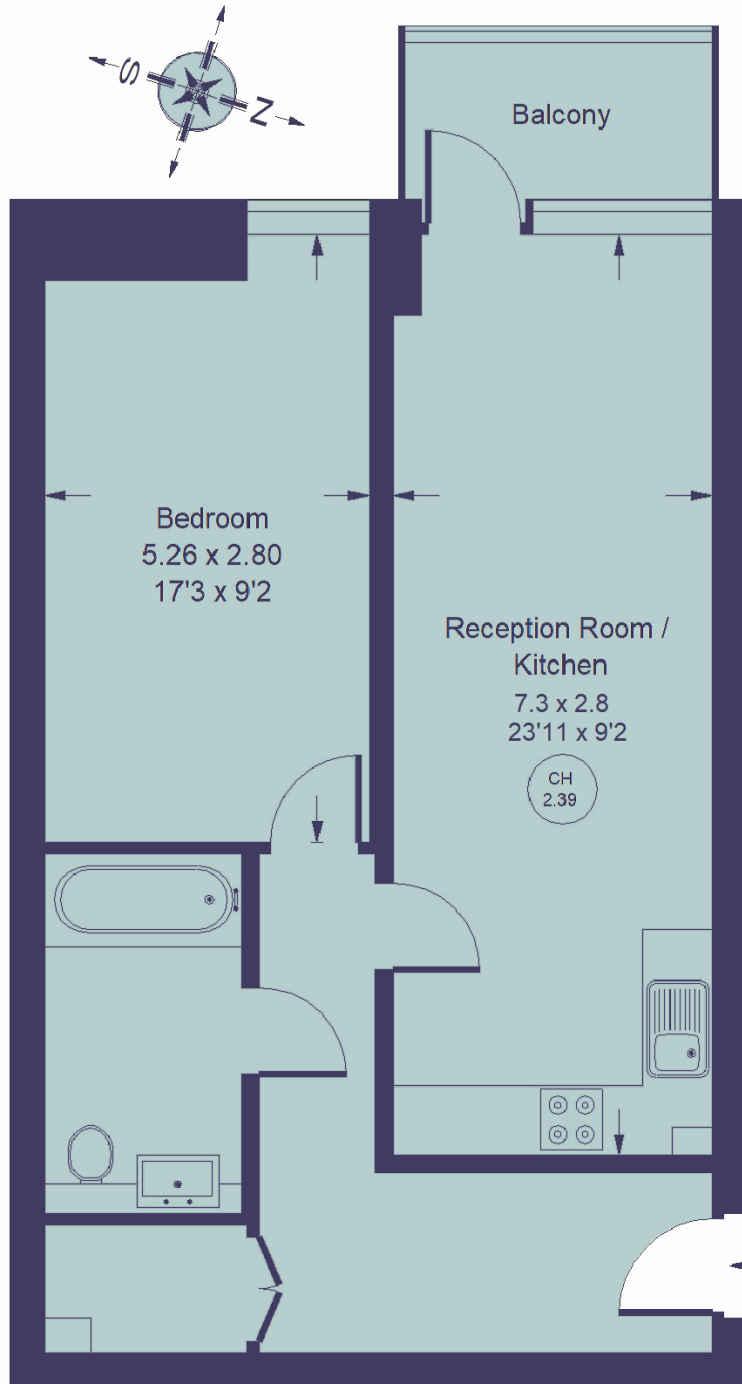
Fourth floor one bedroom purpose built flat

Approximate gross internal floor area: **590 Sq. Ft. / 54.8 Sq. M.**

Cranston Court, W12

Approx. Gross Internal Area

54.8 sq m / 590 sq ft



Fourth Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

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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.