

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

Kerr & co



PENNARD MANSIONS, LONDON W12

An immaculately presented studio flat set on the third floor of this impressive well managed Mansion block.

The flat offers a highly stylish finish with a modern separate kitchen and newly fitted bathroom. The property is situated off Goldhawk Road through a quiet European style courtyard, within a brief stroll of transport links, local amenities and shopping facilities long Goldhawk Road, Shepherd's Bush Green and West London Westfield complex. The flat is being sold with no onward chain and is available to view immediately.

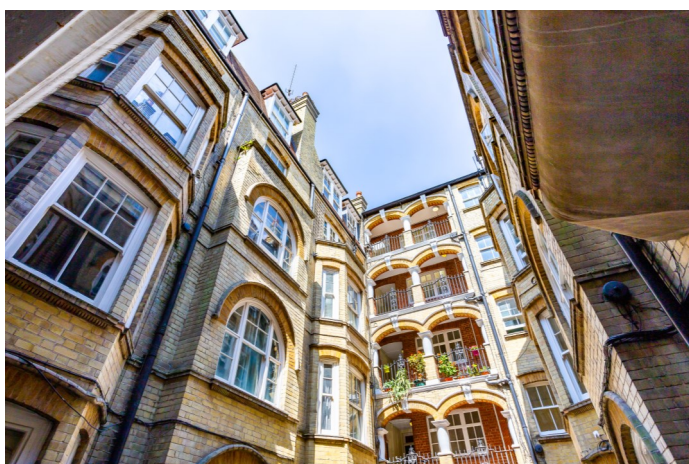
Asking price: £299,950 Leasehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com





PENNARD MANSIONS, LONDON W12

16'10" x 10'2" STUDIO ROOM

SEPARATE KITCHEN

BATHROOM

POPULAR PERIOD MANSION BLOCK

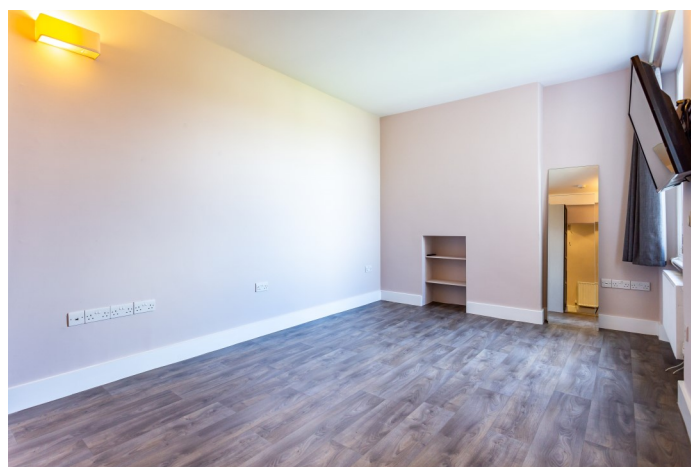
HIGHLY DESIRABLE CENTRAL LOCATION

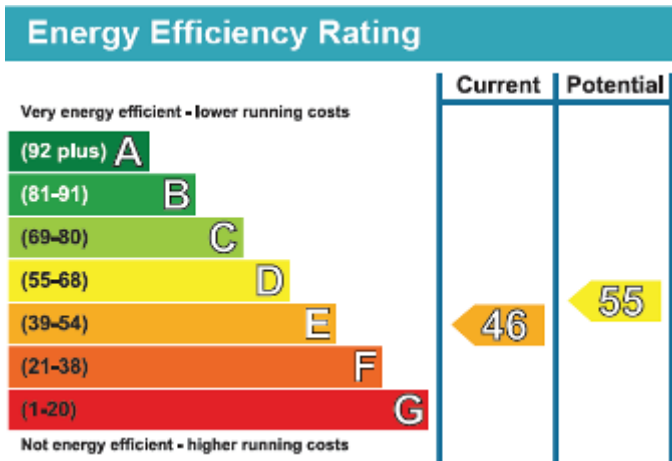
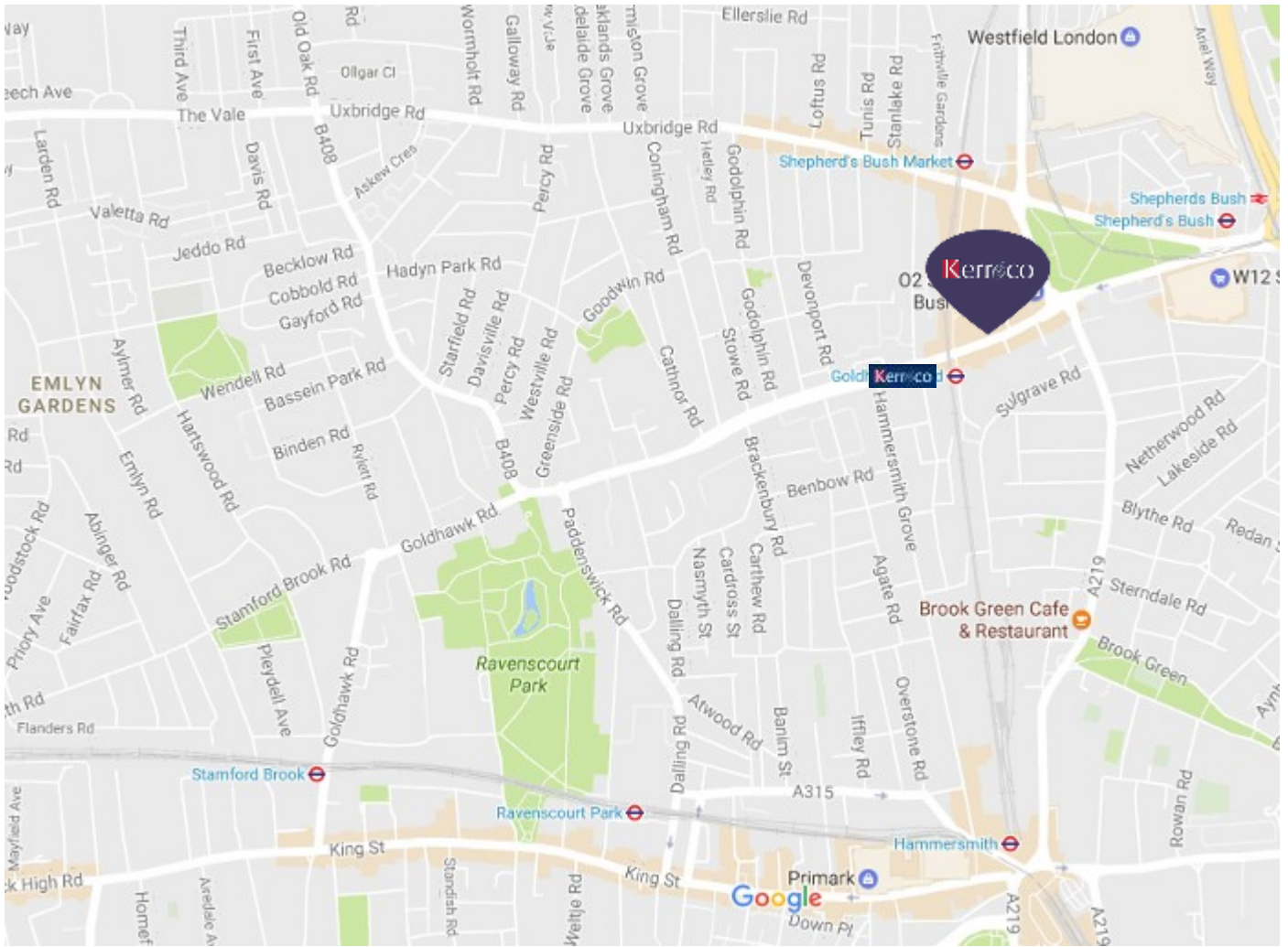
GOOD CONDITION

CHAIN FREE

CENTRAL COMMUNAL COURTYARD

ENTRANCE AREA





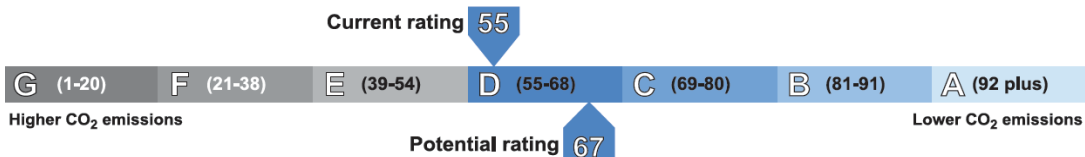
The graph shows the current energy efficiency of your home.

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.



PENNARD MANSIONS, LONDON W12

THIRD FLOOR MANSION BLOCK

APPROX. TOTAL INTERNAL AREA

315.17. SQ. FT. (28.29 SQ. M.)

Asking Price: £299,950

Tenure: Leasehold—Lease 125 years from 29/9/1990

Service Charge: £1,400 Per Annum

Ground Rent: £60 Per Annum

EPC Rating: E46

Parking: Residents Parking Permit

Council Tax Band: C £1232. 68 (2024-2025)

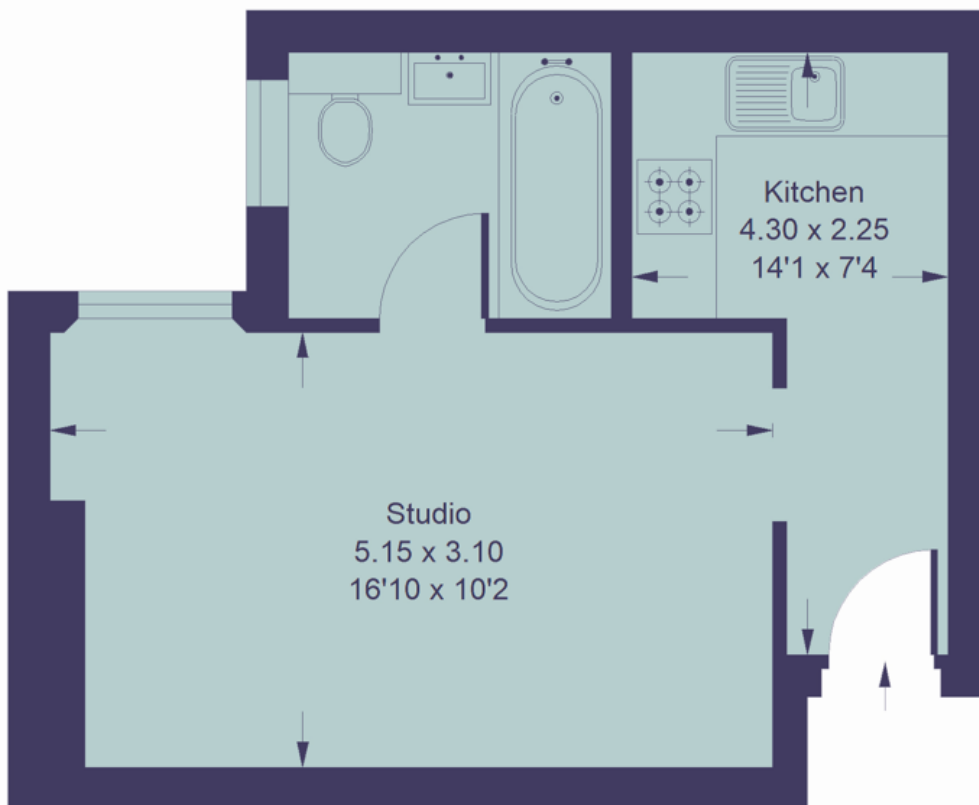
NB: PHOTOS ARE TAKEN PRIOR TO RENTAL

Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).

Heating: Gas central heating via radiators

Accessibility: Staircase

Flood risk: Surface water: High Rivers and Sea: Very low



Third Floor

Kerr&co

77 Goldhawk Road
Shepherd's Bush
London W12 8EH
sales@kerrandco.com
020 8743 1166
www.kerrandco.com

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.

Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents