

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

Kerr & Co



Stowe Road, London W12

This charming one bedroom garden flat nestled on the lower ground floor of a Victorian converted building offers a perfect blend of comfort and character. Boasting a private entrance, this well-presented flat welcomes you with a reception room adorned with a fireplace and bespoke cupboards, creating a cozy ambiance. The separate kitchen provides functionality and style, while the bathroom offers convenience.

The bedroom, thoughtfully positioned at the rear, grants access to a delightful garden, perfect for unwinding or entertaining guests. Situated on the esteemed Stowe Road in Shepherd's Bush, residents benefit from easy access to an array of shopping facilities and transport links. With proximity to Goldhawk Road, Hammersmith Broadway, Shepherd's Bush Green, and the renowned Westfield Complex, this property ensures convenience and a vibrant lifestyle.

Asking Price: £400,000 Leasehold

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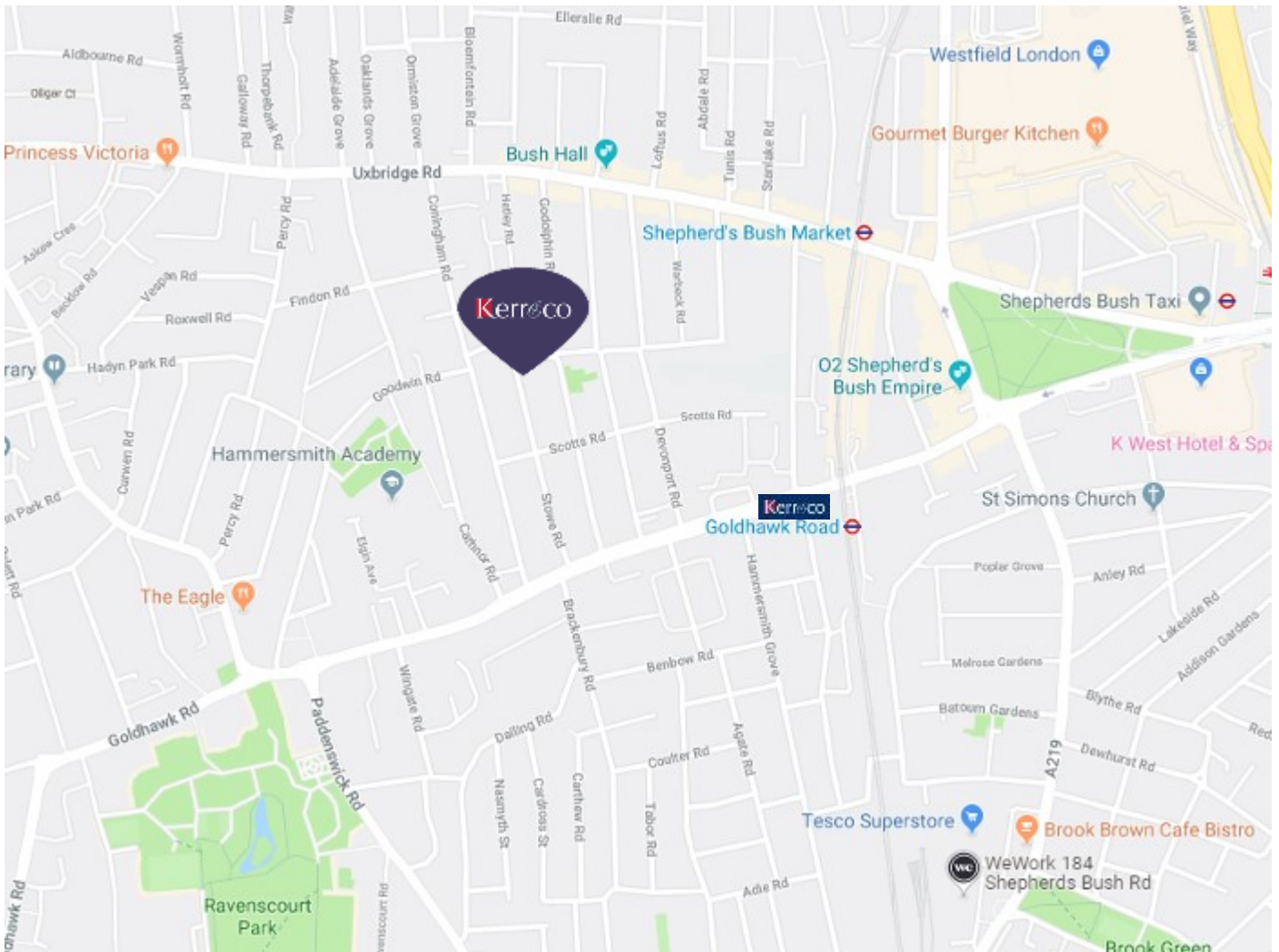




Stowe Road, London W12 8BE

One bedroom garden flat set on lower ground floor of Victorian converted building.
Separate kitchen.
Private entrance.
Well presented throughout
Garden.
Bathroom.
No chain.
Conveniently located for ease of access to local transport, shopping and leisure facilities





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	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.

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One bedroom garden flat

Approximate gross internal floor area : 422 SQ. FT. (39.2 SQ. M.)

Asking Price: **£400,000**

Lease: **125 years 24th June 1985 (86 years remaining)**

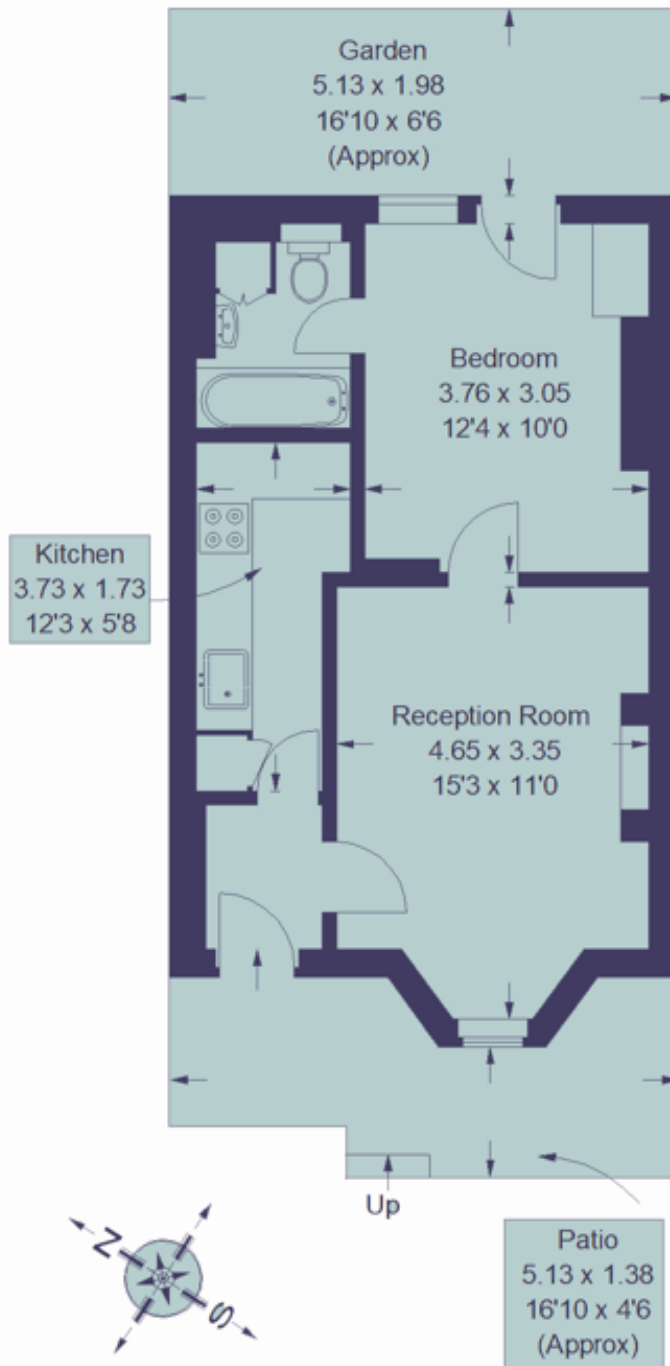
Service Charge: **30% of any outgoings**

Ground Rent: **£10 per annum**

EPC Rating: D68

Parking: Residents parking permit

Council Tax: Band C



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.