

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

Kerr & Co



Loftus Road, London W12

Welcome to this very spacious two-bedroom garden flat, set on the lower ground floor of a charming Victorian converted building. This delightful property boasts 843 sq ft of living space and features a generous 46ft West-facing garden, perfect for enjoying the afternoon sun.

The flat exudes period charm, with beautiful wooden floors, a fireplace, coving, and sash windows adding to its homely feel. The accommodation includes a reception room, two double bedrooms, a bathroom with dual access, and a kitchen/dining room that opens onto the light-filled West-facing garden. Ideally located, the flat is within easy reach of excellent transport connections at Shepherd's Bush and Shepherd's Bush Market (Hammersmith & City, Central, and Circle underground lines). Additionally, the renowned shopping and leisure facilities at Westfield London, including John Lewis and the SoHo House private members club, are just a short distance away.

Asking Price: £550,000 Share of freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com





Loftus Road, London W12 7EL

Spacious two bedroom flat offering 843 Sq Ft.

A light West facing 46ft garden.

Kitchen/dining room.

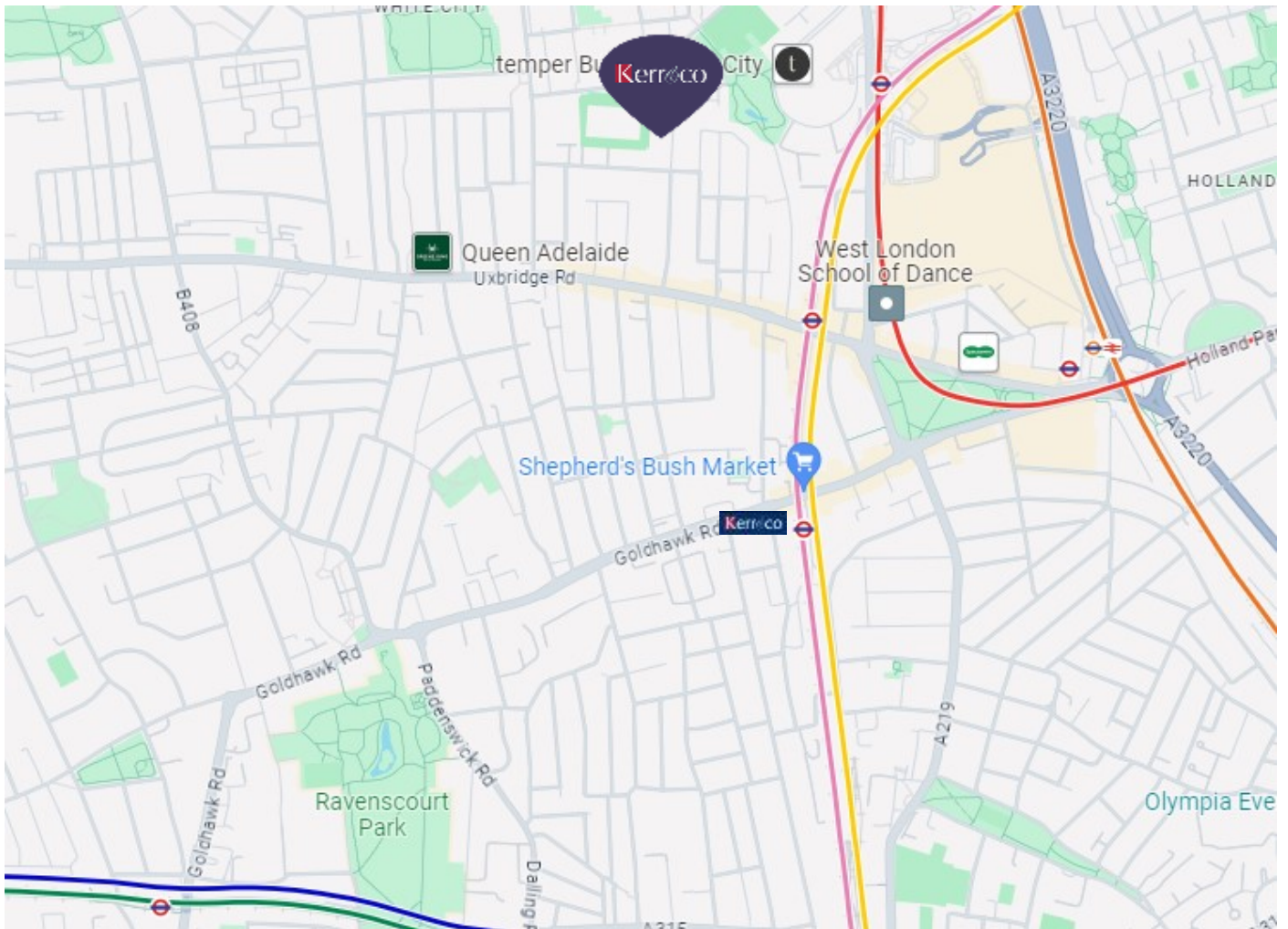
Very homely feel with lots of period charms.

Bathroom, dual access.

Private entrance.

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 | | |
| 69-80 | C | | 73 C |
| 55-68 | D | 67 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

Share of freehold

Service charge: 50% of outgoings

Parking: Residents parking permit

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

Connected services / utilities: Mains water and drainage, electricity, telephone and broadband (fiber) available locally.

Heating: Gas central heating via radiators.

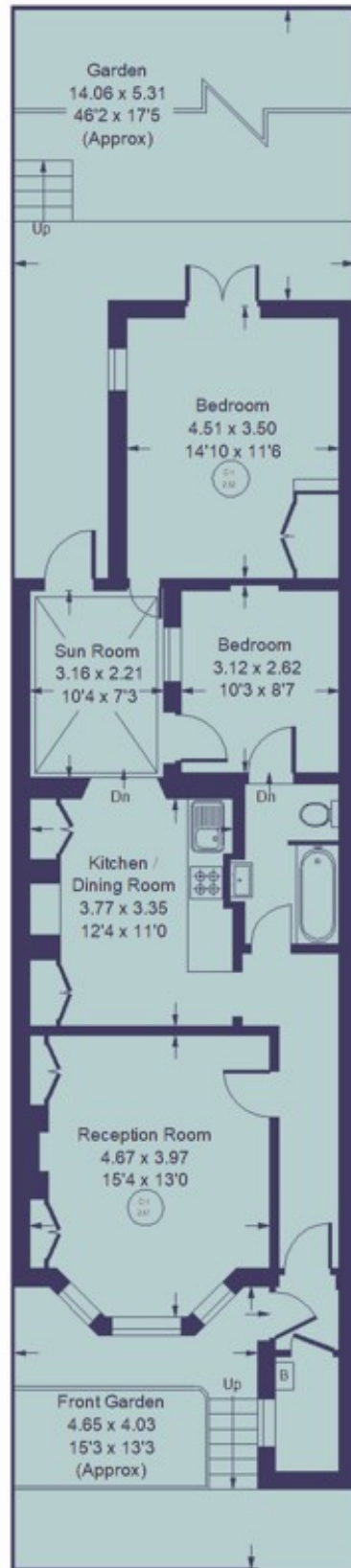
Accessibility: Steps down to front door

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Asking Price: **£550,000**

Lower ground floor two bedroom garden flat

Approximate gross internal floor area: **843 Sq. Ft./ 78.3 Sq. M.**



Lower Ground Floor

Kerrico

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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.