

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

Kerr & Co



Hamlet Gardens, Ravenscourt Park, London W6

A beautifully finished, interior-designed, and spacious three double bedroom split-level flat occupying the top two floors of this sought-after mansion block.

The flat offers 1,395 sq ft of meticulously designed accommodation, featuring a large open-plan kitchen, reception, and dining room that opens onto two private balconies. The property includes a downstairs WC and three generously sized double bedrooms, all of which are en suite. While fully modernized, the flat retains its period charm with engineered wooden floors and a crittall-style fire-resistant wall with doors leading to the hallway, benefiting by full use of communal hot water which is included within the service charge. Hamlet Gardens is ideally located for easy access to Stamford Brook and Ravenscourt Park underground stations (Piccadilly and District lines) and is well-served by numerous bus routes along King Street. At the end of the street lies the beautiful Ravenscourt Park, offering wonderful public gardens. Local shopping and leisure facilities are abundant, with options available along King Street, Chiswick High Road, and Turnham Green Terrace.

Asking Price: £1,050,000 Share of freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com





Hamlet Gardens, London W6 0SX

Spacious split level flat offering 1,395 sq ft of accommodation.

Finished to an extremely high standard with crittall style wall with glass doors opening to hallway.

Two balconies.

Three double bedrooms.

Three bathrooms all en suite.

Sought-after mansion block.

Downstairs WC.

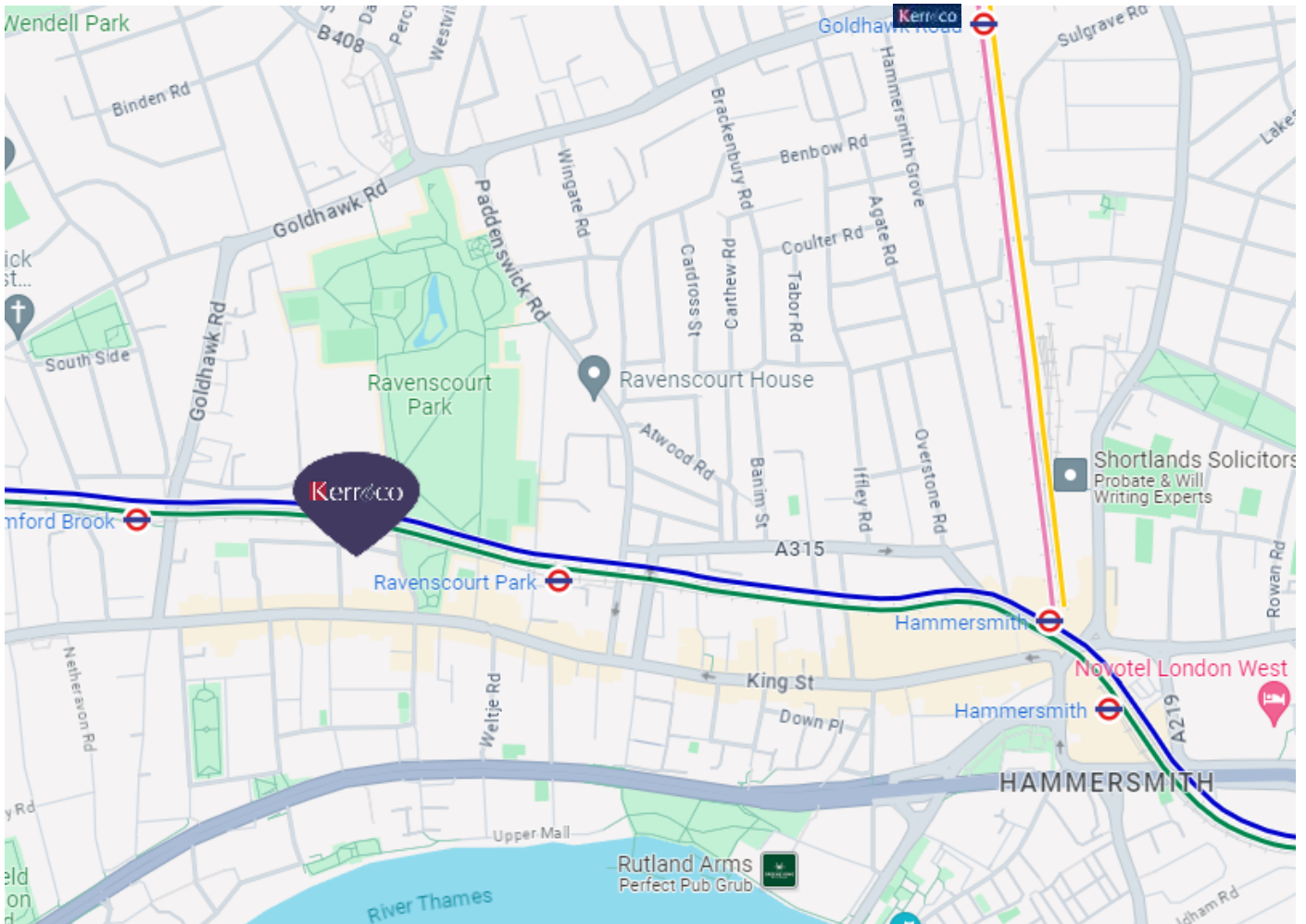
Recently refurbished and very stylish apartment.

Share of freehold.

Chain free.

Ravenscourt Park, Chiswick High Street and Turnham Green Terrace on the doorstep offering some of the best café's, restaurants and independent shops in London.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | 56 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 (with lease of 999 years from 1998)

Service Charge: £7,182 per annum includes Insurance, hot water, gardening, cleaning, contribution to reserve fund.

Parking: LBHF Residents parking permit

Council Tax: Band E (1,694.94 for current financial year 24/25)

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

Heating: Gas central heating via radiators

Hot Water: Through communal boiler and is included within service charge.

Accessibility: Step to front door and stairs to first floor

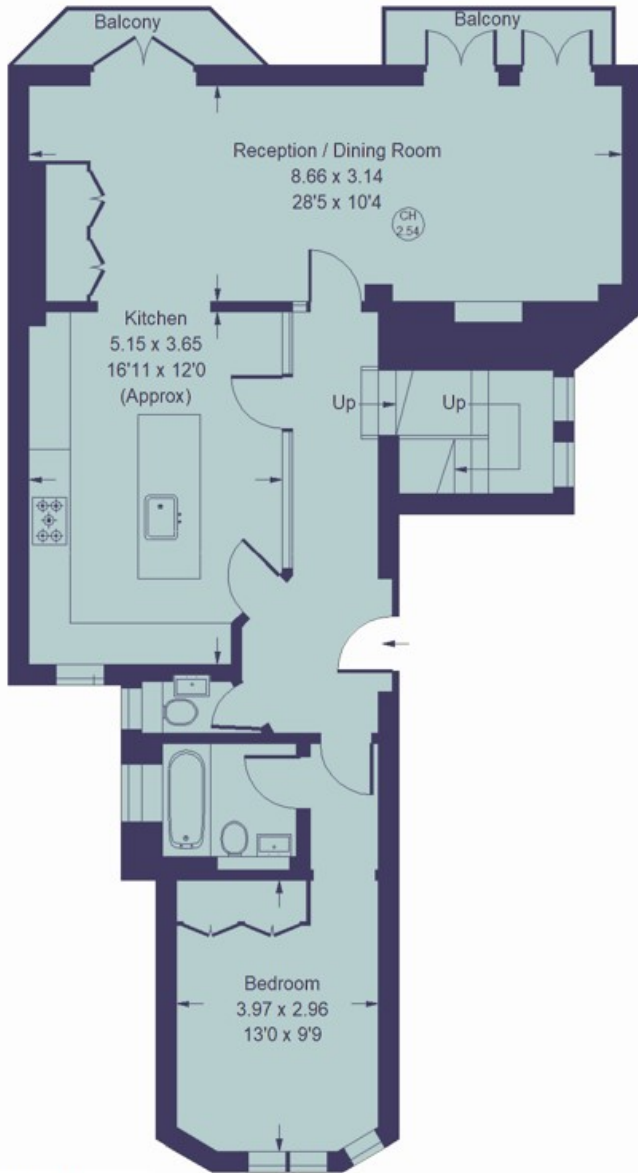
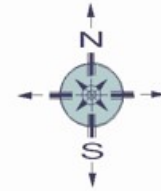
Floor risk: Medium (between 1 and 3.3% chance per annum) from surface water. Low risk from rivers or sea flooding

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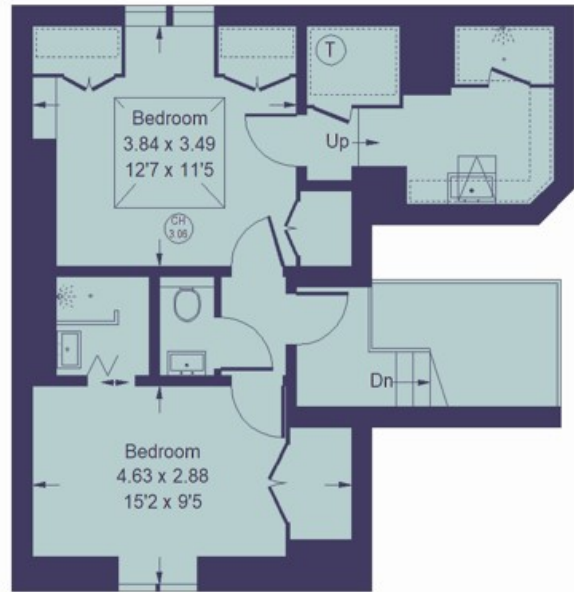
Asking Price: **£1,050,000**

Three bedroom split level mansion block.

Approximate gross internal floor area: **1,395 Sq. Ft. / 129.60 Sq. M.**



Third Floor



= Reduced headroom below 1.5 m / 5'0

Fourth Floor

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