

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

**Kerr**&co



## Goldhawk Road, London W12

**A bright and spacious 2 bed 2 bath flat set on the raised ground floor of this Victorian styled purpose built end of terraced property. The flat offers bright and well formed accommodation by providing a large reception room with two sets of French doors on to a South facing terrace. The flat offers over 720 sq. ft. of accommodation and has all the benefits of new build property behind a Victorian façade.**

The accommodation provides a generous reception room with fully integrated modern kitchen and French doors on to the south facing balcony, a principal bedroom with en suite shower room, a second double bedroom with fitted wardrobes and a stylish bathroom. The flat benefits from a share in the freehold, being very efficient in energy use and close proximity to the plethora of local transport connections and shopping / leisure facilities found locally with wider facilities at Westfield London.

**Asking Price: £649,950 Leasehold Inc. Share in the freehold**

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## Goldhawk Road, London W12 8EJ

A stylish and well proportioned two bedroom flat. Complies with modern building regulations including sound insulation.

Modern gas fired condenser boiler and radiators with Seimans smart thermostatic valves

Fully integrated kitchen with quartz work tops and Siemens and Bosch appliances

LED recessed spotlights

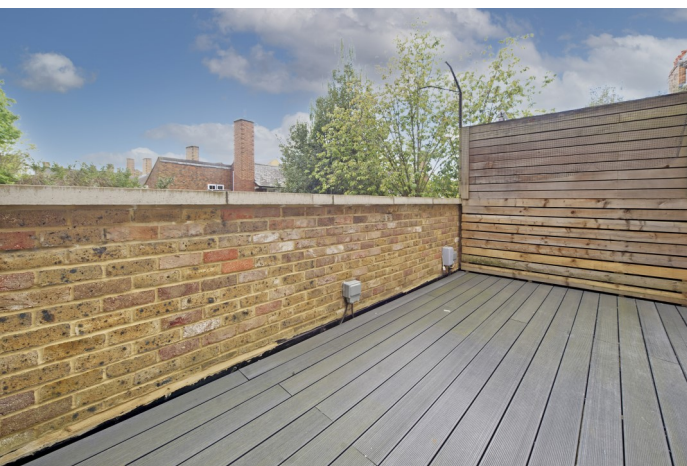
French doors on to South facing terrace

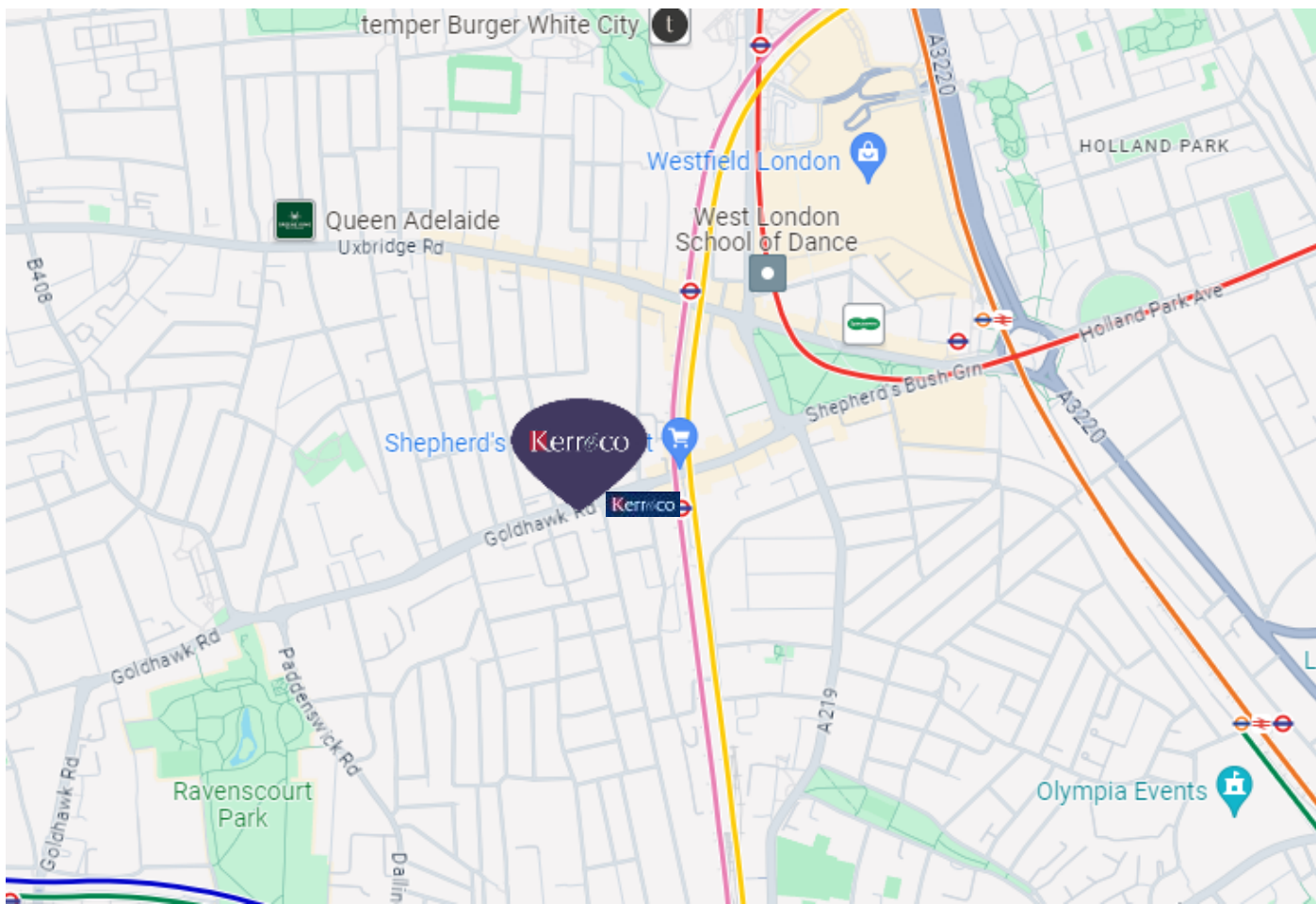
Centrally located for ease of access to local transport, shopping and leisure facilities.

Engineered oak flooring in living room.

Timber double glazed windows

Offers 720 sq. ft. of accommodation





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 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:**

Share in the freehold with an underlying lease of 125 years from 24 June 2014

Ground rent: N/A

Service charge: £1,200 per annum with a proportion going to a sinking fund

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

Parking: London borough of Hammersmith and Fulham residents parking permit

Council Tax: Band D ( £1386.77 for current financial year 24/25)

Connected services / utilities: Mains water and drainage, gas, electricity , telephone and broadband, the building is also wired for satellite.

Heating: Gas fired central heating via radiators with Seimans smart thermostatic radiator valves

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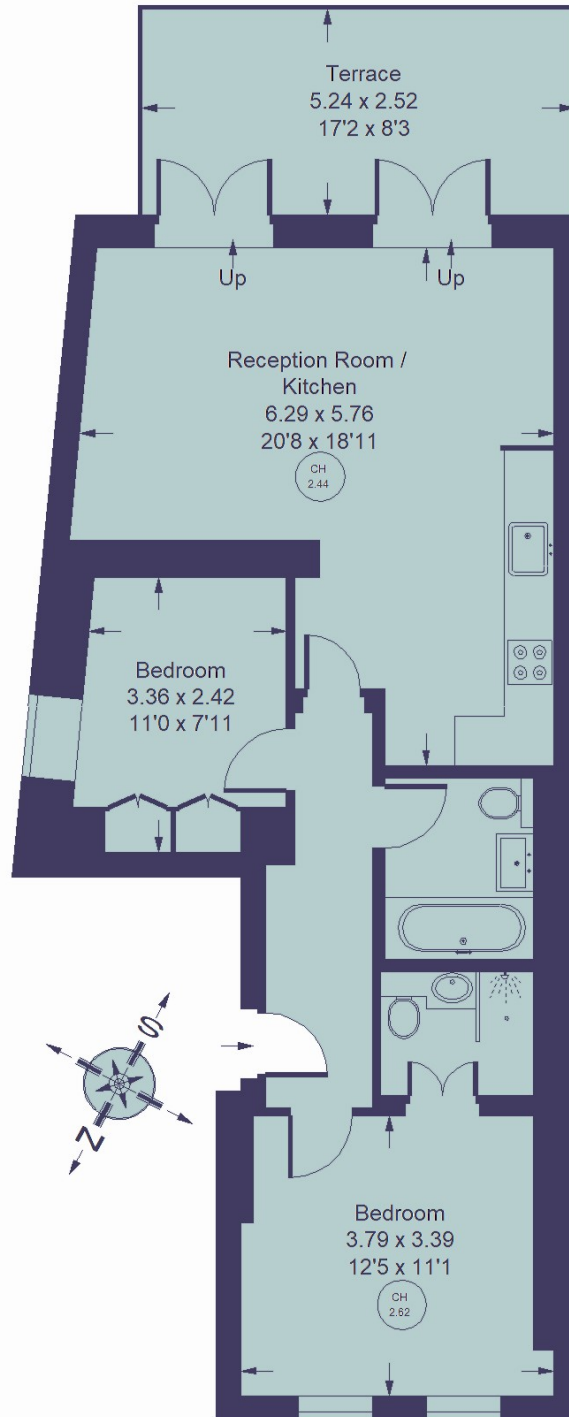
**Asking Price: £649,950**

Two bedroom raised ground floor flat with large terrace  
Approximate gross internal floor area: **726 Sq. Ft. (67.5 Sq. M.)**

## Goldhawk Road, W12

Approx. Gross Internal Area

67.5 sq m / 726 sq ft



### Raised Ground 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/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.