

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

**Kerr**&co



## Boscombe Road, London W12

**A spacious and beautifully presented studio apartment situated on the raised ground floor of a charming Victorian building.**

This delightful flat is perfect for first-time buyers or those seeking a pied-à-terre. The property features a well-designed studio room with a mezzanine bed, offering additional wardrobe and storage space underneath, as well as a modern bathroom. Ideally located on Boscombe Road, the flat offers convenient access to a wide range of local shops, leisure facilities, and excellent transport links along Uxbridge and Goldhawk Roads, with the extensive amenities of Westfield London just a short distance away.

**Asking Price: £287,500 Share in the Freehold**

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### **Boscombe Road, London W12 9HT**

Imposing Victorian building close to the junction of  
Boscombe and Goodwin Roads.

High ceilings with abundance of light.

Highly regarded, quiet, residential street.

Mezzanine bed area with wardrobes and storage  
under.

Bathroom.

Studio room leading on to private balcony.

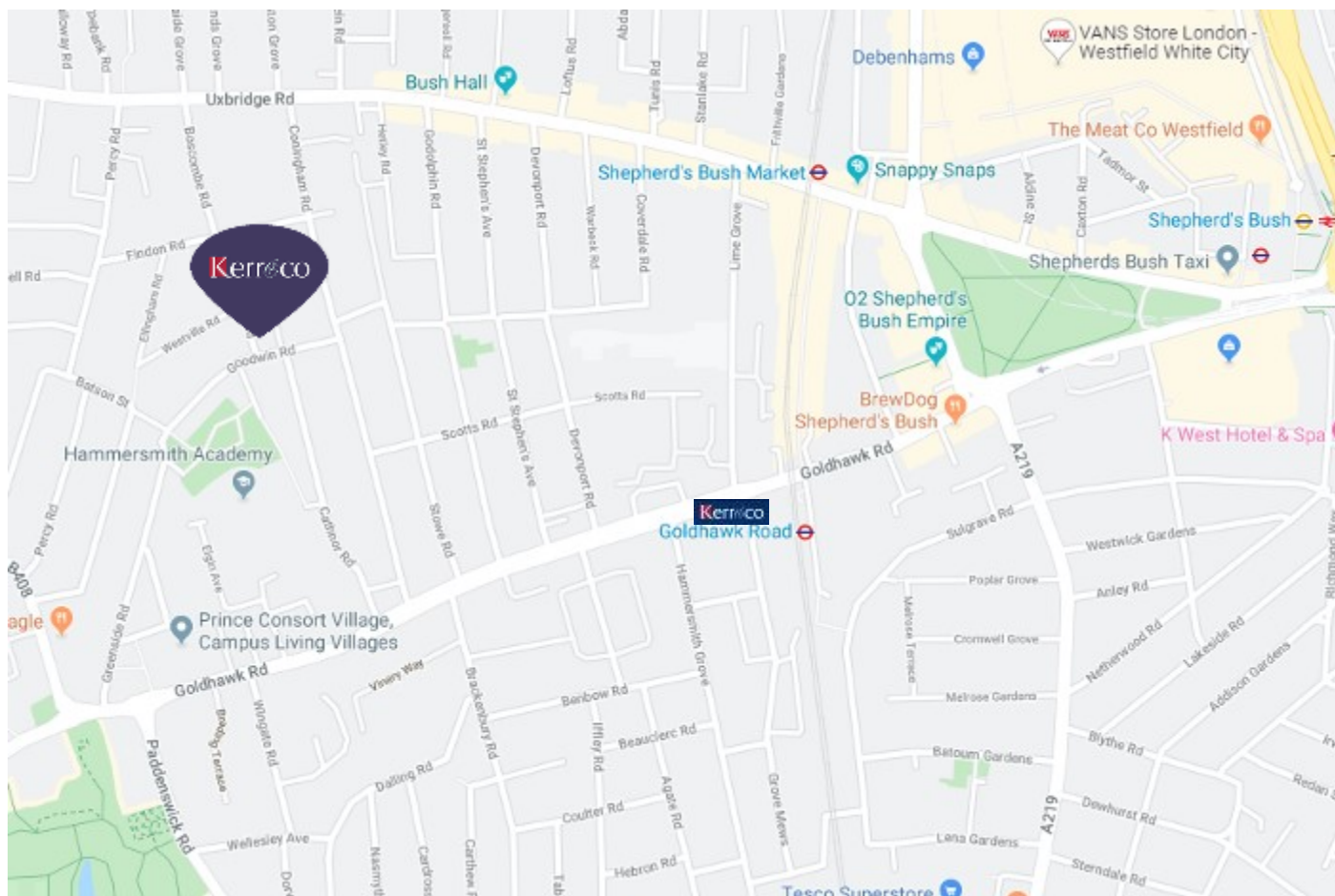
Good condition throughout.

Well run residential block with active management  
company.

Access to communal gardens with rear pedestrian  
access and bicycle storage.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 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:

**Tenure:** Share in the freehold with an underlying lease granted for a term of 999 years from 25th December 1991.

**Ground rent:** One peppercorn per annum.

**Service charge:** Approximately £725.76 per annum.

**Sink fund:** Currently £12,507

**Service charge covers:** maintenance, communal electricity, repairs, buildings insurance., sink fund contribution

**Parking:** Local authority residents parking permit.

**Council Tax:** Hammersmith and Fulham Band C £1,232.68 (2024-2025)

**Connected services / utilities:** Mains water and drainage, gas, electricity , telephone and broadband.

**Heating:** Gas fired central heating via radiators.

**Accessibility:** Stepped access to front door.

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

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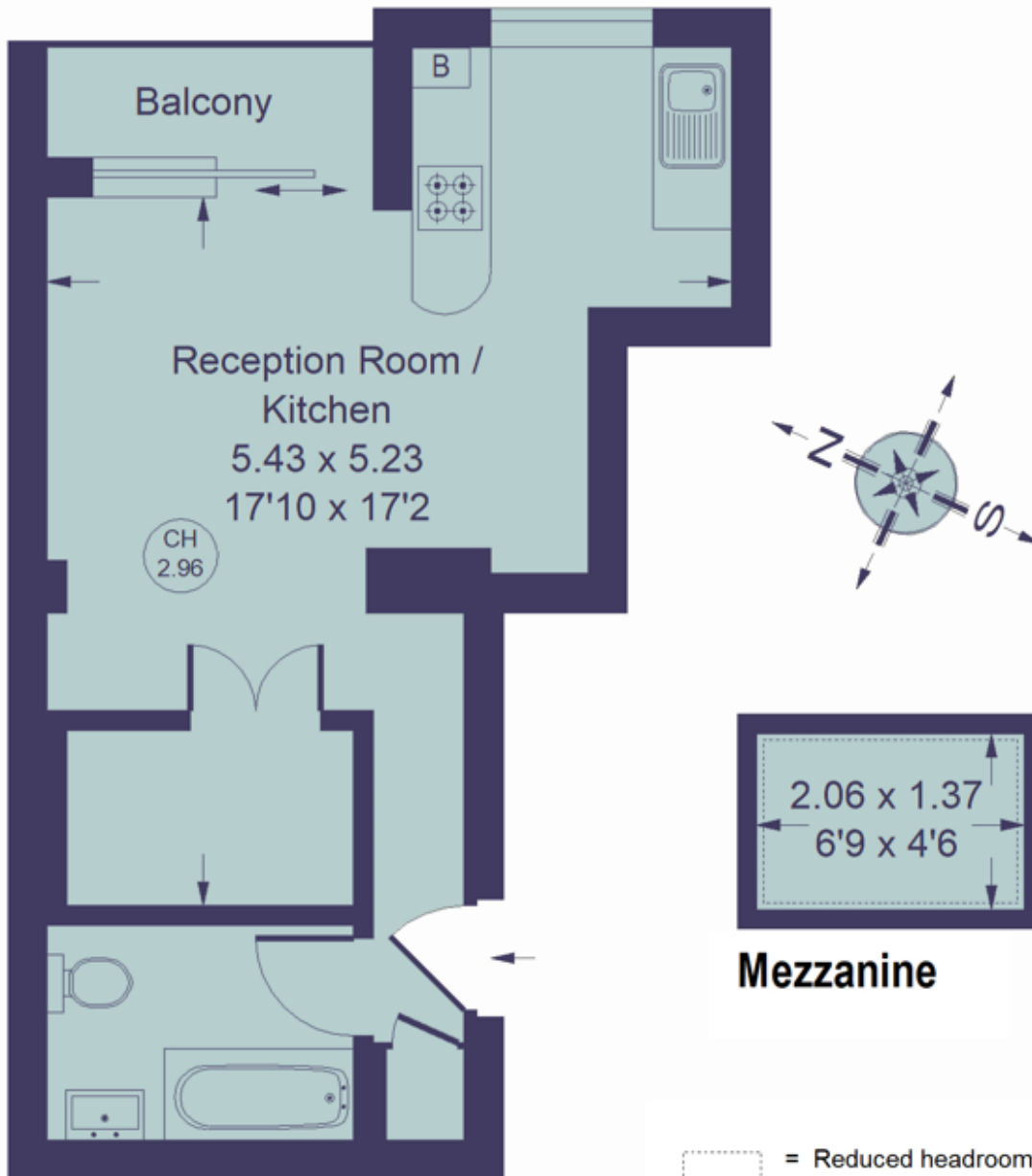
Asking price: **£287,500**

One bedroom top floor flat

Approximate gross internal floor area: **320 SQ. FT. (29.7 SQ. M.)**

Mezzanine: **30 SQ.FT. (2.8 SQ.M.)**

Total: **350 SQ.FT. (32.5 SQ.M.)**



**Raised Ground Floor**

**Mezzanine**

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1. 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.
2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.
3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.