

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

Kerr & Co



Goodwin Road, London W12

This well presented, recently refurbished, two bedroom flat is set on the first floor of this converted Victorian house with secluded rear garden. The flat offers generous accommodation and benefits from the loft attic space being demised to the flat and offers scope for converting (STPP). The flat has a lovely outlook to the rear with views overlooking Cathnor Park.

Goodwin Road is a popular street within a short walk of a broad variety of local shops with wider facilities being found at BBC development and Westfield London as well as walking distance to Shepherd's Bush (Central), Shepherd's Bush Market and Goldhawk Road (Hammersmith & City and Circle lines) underground stations.

Asking Price: £549,950 Leasehold

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Goodwin Road, London W12 9JN

First floor two bedroom flat overlooking Cathnor Park to the rear.

Has the benefit of the attic space being include which , subject to the usual consents, could be converted.

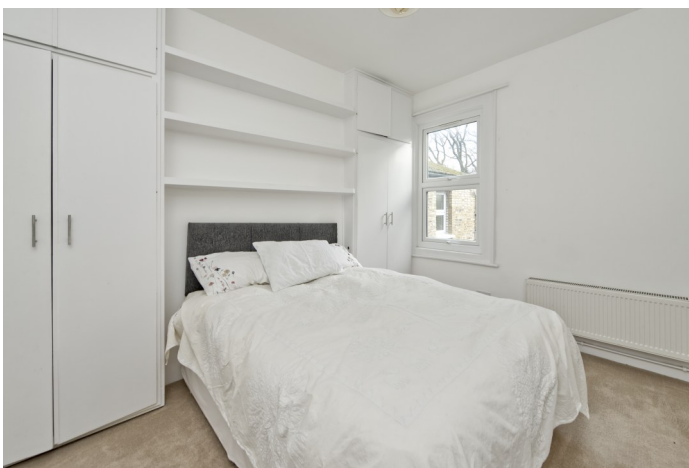
Steps down to a private rear garden.

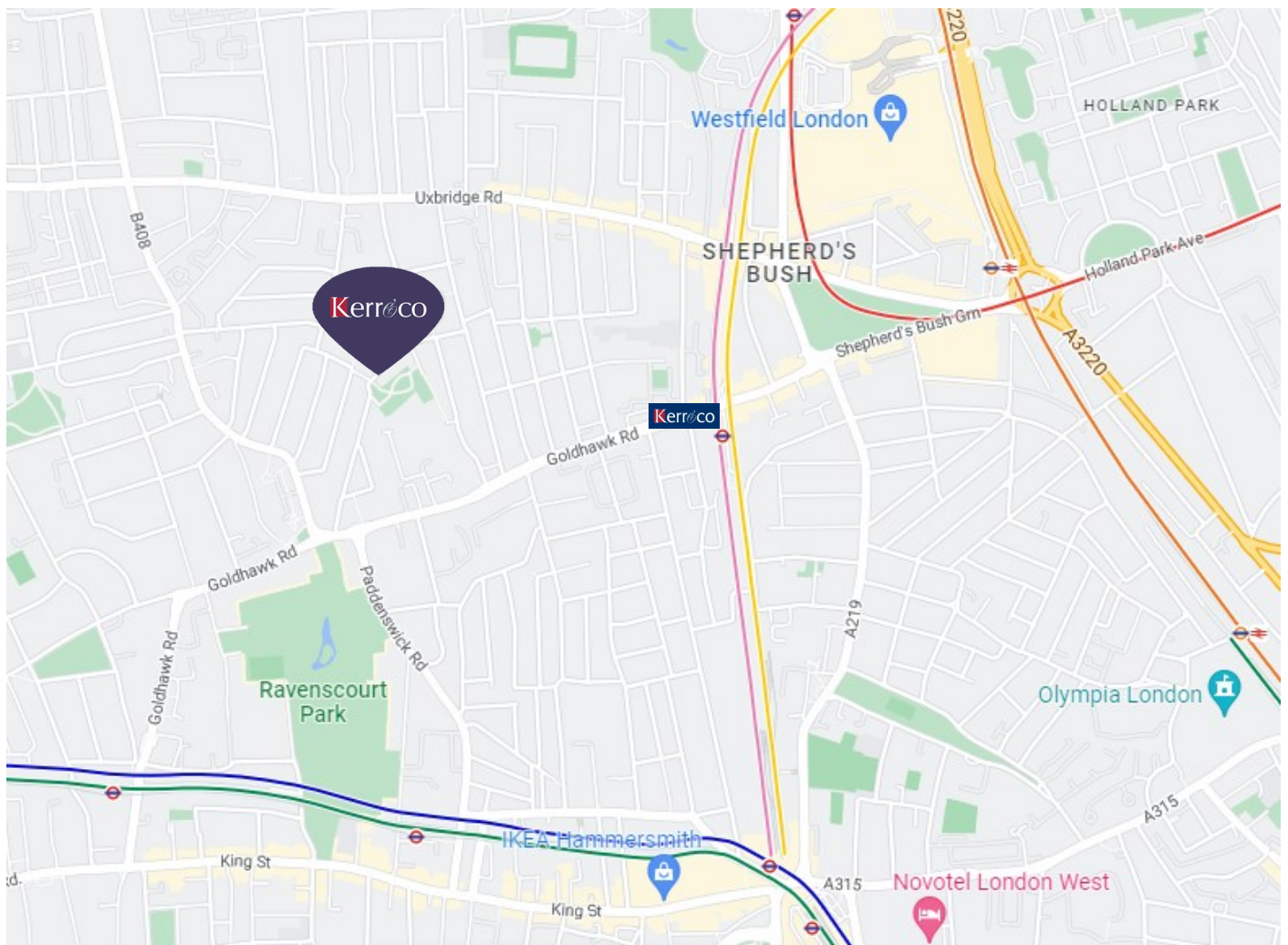
Naturally light and spacious rooms.

Quiet residential location but within easy reach of the broad spectrum of facilities founds at Shepherd's Bush and Hammersmith town centres.

Closest underground stations are Shepherd's Bush Market and Goldhawk Road (Hammersmith & City and Circle lines) and Shepherd's Bush (Central line).

Close to the Northern entrance to Ravenscourt Park.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 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:	Leasehold with a lease of 146 years—expiring 23rd June 2171
Service Charge and Ground Rent:	50% of outgoings and a peppercorn per annum
Service charge covers	Maintenance, communal electricity, repairs, buildings insurance.
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1386.77 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps to front doors and internal stairs
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood risk:	<u>Surface water:</u> Very Low Risk < 0.1% chance per annum <u>Rivers and Sea:</u> Very Low Risk < 0.1% chance per annum

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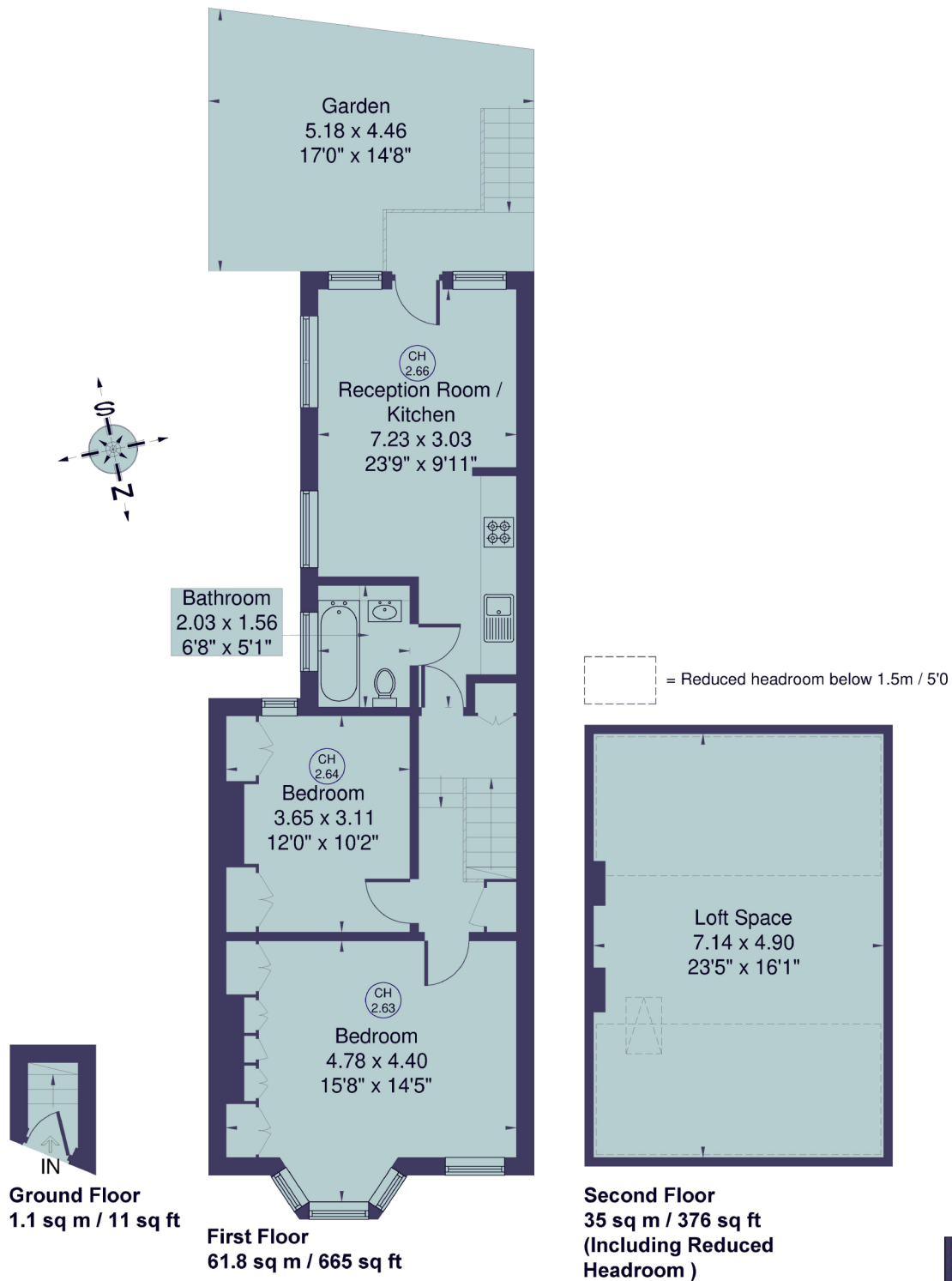
Asking Price: **£549,950**

Two bedroom first floor flat with rear garden

Approximate gross internal first floor area: 694 Sq. Ft. (64.43 Sq. M.)

Loft space and reduced head room: 376 Sq. (35 Sq. M.)

Total floor area: **1,052 Sq. Ft. (97.9 Sq. M.)**



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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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 take 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 alterations 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.