

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

Kerr & co



Coningham Road, London W12

A immaculately presented and highly stylish three bedroom flat split over the top two floors of this impressive Victorian building. The flat benefits from being in fabulous condition throughout, having been sympathetically converted by the current owners to create a naturally light and spacious property.

This well presented flat comprises of reception room with open plan modern integrated kitchen, a principal double bedroom, two additional bedrooms, a spacious bathroom and separate shower room. The flat is well presented throughout and offers modern living with in easy reach of the transport connections along Uxbridge and Goldhawk Roads (Hammersmith & City, Central and Circle underground lines) as well as the shopping and leisure facilities at Westfield London including John Lewis, SoHo house private members club and Proud Marys café on Ormiston Grove.

Offers in excess of: £625,000—Share in the freehold

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Coningham Road, London W12 8BS

Naturally light and spacious duplex apartment occupying the second and third floors of this converted Victorian terraced property. Reception room with oak floors and open plan modern integrated kitchen.

Principal bedroom

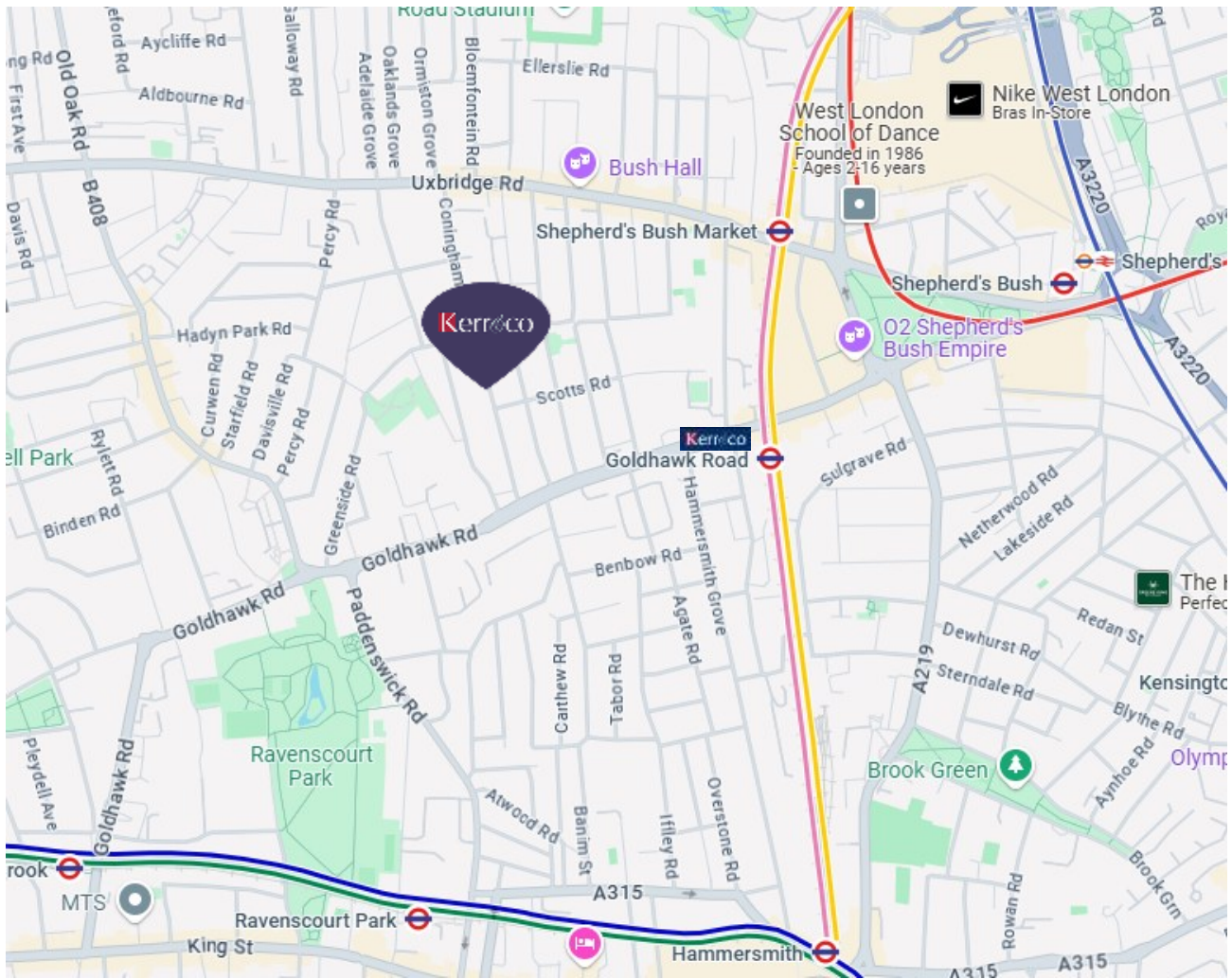
Two additional double bedrooms.

Bathroom and separate shower room.

Well located for ease of access to White City and Wood Lane underground stations (Central, Circle and Hammersmith & City lines).

Some images have been enhance with CGI furniture.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 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:	Share in the freehold with an underlying lease of 999 years from 1st January 2014
Service Charge and Ground Rent:	£2,515 including buildings insurance contribution and a Peppercorn per annum
Service charge covers	Maintenance, communal electricity, repairs, buildings insurance.
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band C (£1,232.68 for current financial year 24/25)
Parking:	Eligible for a 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:	Copies available on request

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Offers in excess of: **£625,000**

Second and third floor duplex apartment

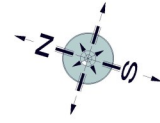
Approximate gross internal floor area: **827 Sq. Ft. / 77 Sq. M. Excluding eaves storage**

Coningham Road

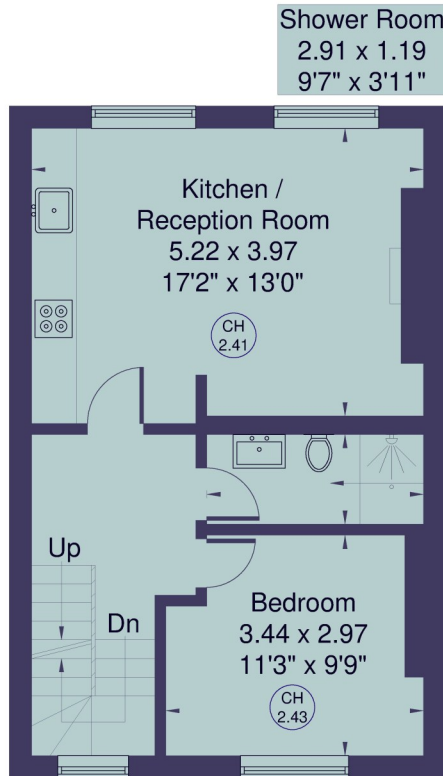
Approximate Gross Internal Area = 77 sq m / 827 sq ft

Eaves / Reduced Headroom = 9.4 sq m / 101 sq ft

Total = 86.4 sq m / 928 sq ft

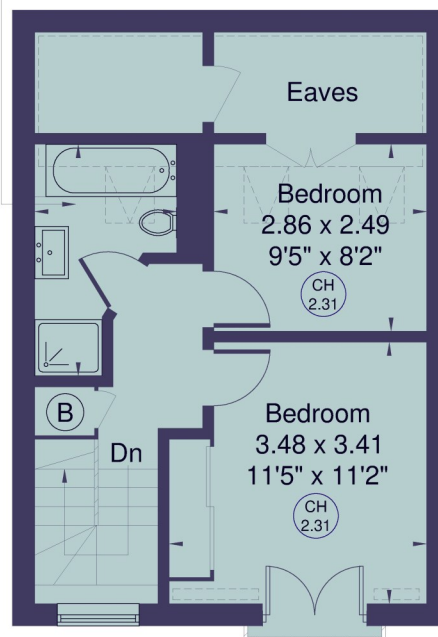


= Reduced headroom below 1.5m / 5'0"



Second Floor

44.1 sq m / 474 sq ft

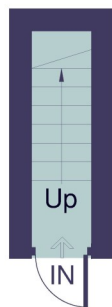


Third Floor

30.7 sq m / 330 sq ft

Eaves / Reduced Headroom

9.4 sq m / 101 sq ft



First Floor

2.2 sq m / 23 sq ft

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/fitings 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.