

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

Kerr&co



Melville Court, London W12

A newly renovated, naturally light, two bedroom flat set on the top (fifth) floor of this private residential purpose built block, with a lift as well as communal gardens. The flat is being sold with the benefit of an extended lease of 162 years.

Melville Court is a popular block that is well managed as there is a live in caretaker, and benefits from communal gardens. The building is situated at the junction of Cathnor and Goldhawk Roads with the entrance being on Cathnor Road. It is therefore well placed for ease of access to Ravenscourt Park and transport and shopping facilities along Goldhawk Road and Westfield London as well as being in the catchment for excellent local schools.

Asking Price: £349,950 Long Leasehold

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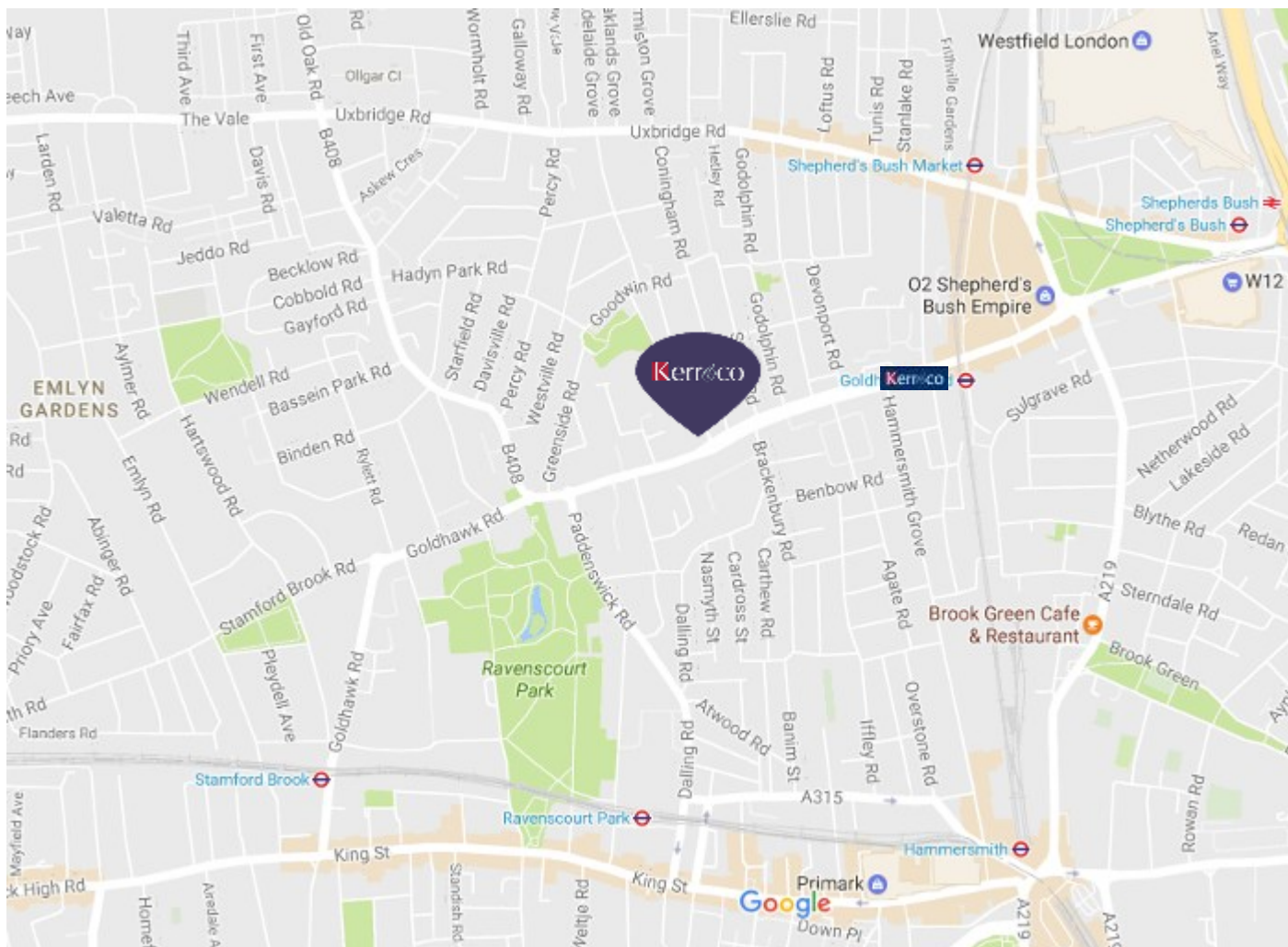


Melville Court, Cathnor Road, London W12

9NY

Top (Fifth) floor flat.
Bright reception room.
Newly fitted kitchen.
Two bedrooms.
Newly fitted shower room.
Lift access and communal gardens.
Well run freehold with resident caretaker.
Ease of access to the local transport, shopping and leisure facilities.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	41 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

Leasehold with a lease granted for a term of 125 years from 25/12/1972 . The owner has served a section 42 notice on the freeholder to extend the lease, thus the flat will have the benefit of and being sold with the longer lease

Ground rent: Currently £30 per annum rising to £120 however, with the lease being extended this will revert to a peppercorn

Service charge: £ 4,482 per annum which includes a contribution of £1,111 in to the reserve fund

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

Local Authority: London Borough of Hammersmith & Fulham

Parking: Residents parking permit

Council Tax: Band D (£1,386.77 for current financial year)

Connected services / utilities: Mains water and drainage, electricity, gas, (supply to the flat but no meter) telephone and broadband.

Heating: Communal boiler supplying hot water and electric boiler in the flat for the central heating.

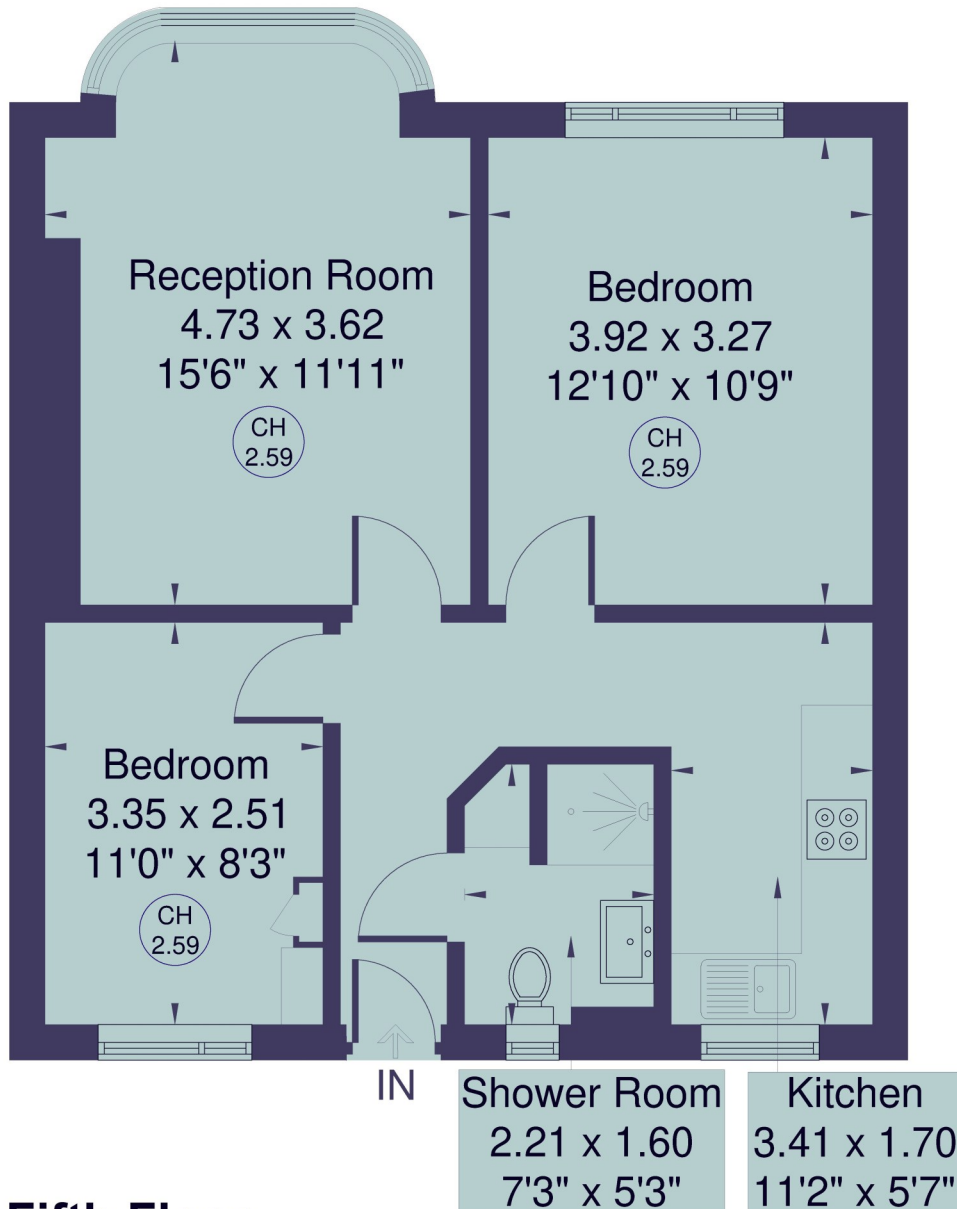
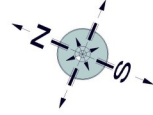
Accessibility: Lift and stair to all floors and level access in the flat

Flood risk assessment: Copies available on request

Melville Court, Cathnor Road, London W12 9NY
Asking Price: **£349,950**
Fifth (top) floor two bedroom purpose built flat
Approximate gross internal floor area: **584 Sq. Ft./ 54.3 Sq. M.**

Melville Court

Approximate Gross Internal Area = 54.3 sq m / 584 sq ft



Fifth 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/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.