

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

Kerr&co



Goldhawk Road, London W12

A one/two bedroom flat providing 570 sq ft of accommodation, set on the raised ground floor of this Victorian conversion, with an array of natural light and a 22'6 by 11'5 ft south facing terrace.

This well-presented flat offers characterful reception room with high ceilings, a separate kitchen leading out to its impressive South facing terrace, one generous double bedroom, a small second bedroom / study and a large bathroom. Bordering the sought-after Brackenbury Village, the property benefits from excellent transport links, being within walking distance from Goldhawk Road, Shepherd's Bush, and Hammersmith stations (Hammersmith & City, Central, Circle, District, Mildmay and Piccadilly lines), as well as being in easy reach to the extensive shopping and leisure amenities of Westfield shopping complex.

Offers in excess of: £515,000 Long Leasehold

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One/two bedroom flat.

Reception room with high ceilings.

Separate kitchen.

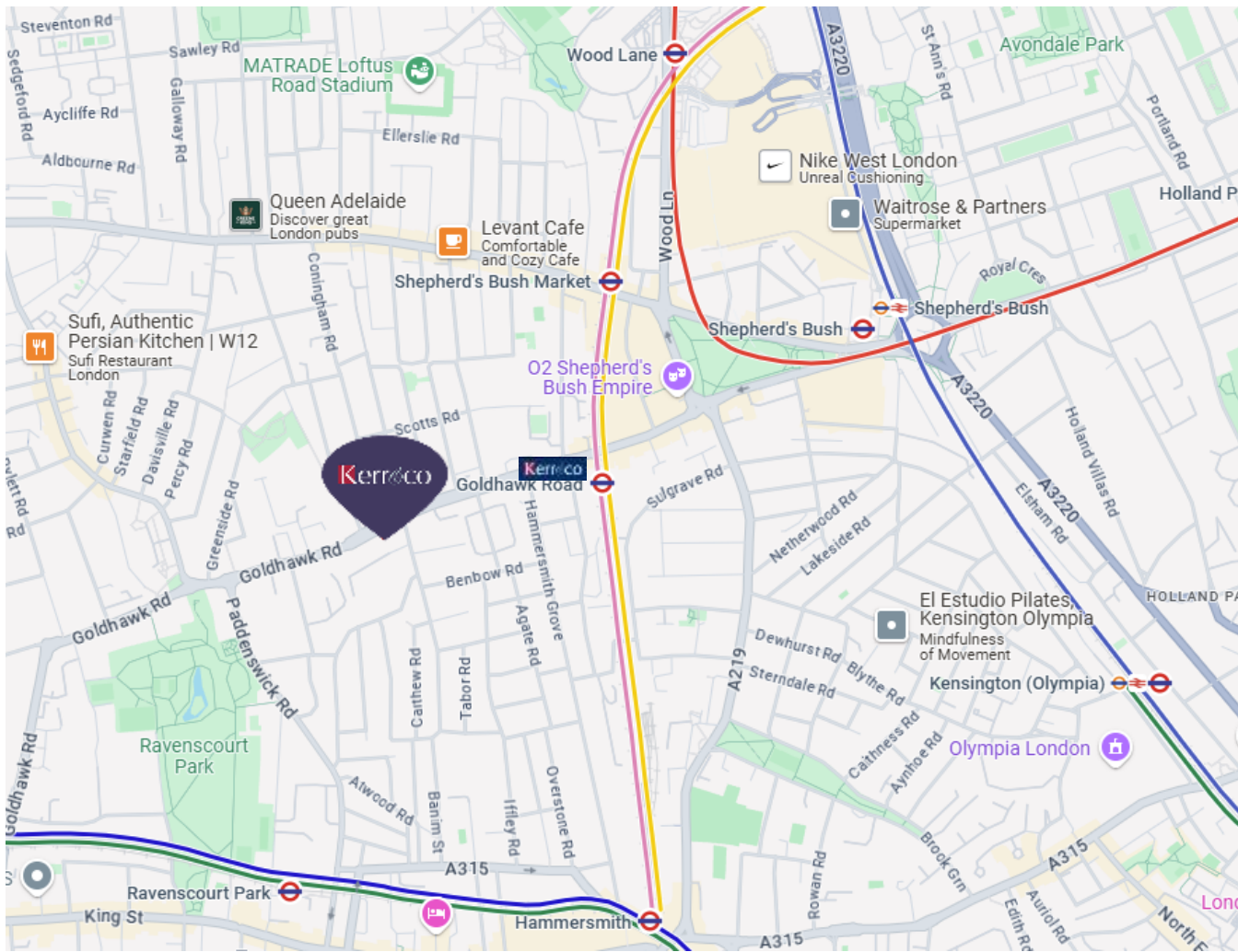
South facing 22'6 by 11'5 ft terrace.

Spacious Bathroom.

Well located for ease of access to Goldhawk Road, Shepherd's Bush and Hammersmith underground stations (Central, Circle, Hammersmith & City, District, Mildmay and Piccadilly lines).

Short walk from shopping amenities in the well renowned Westfield shopping complex.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 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.

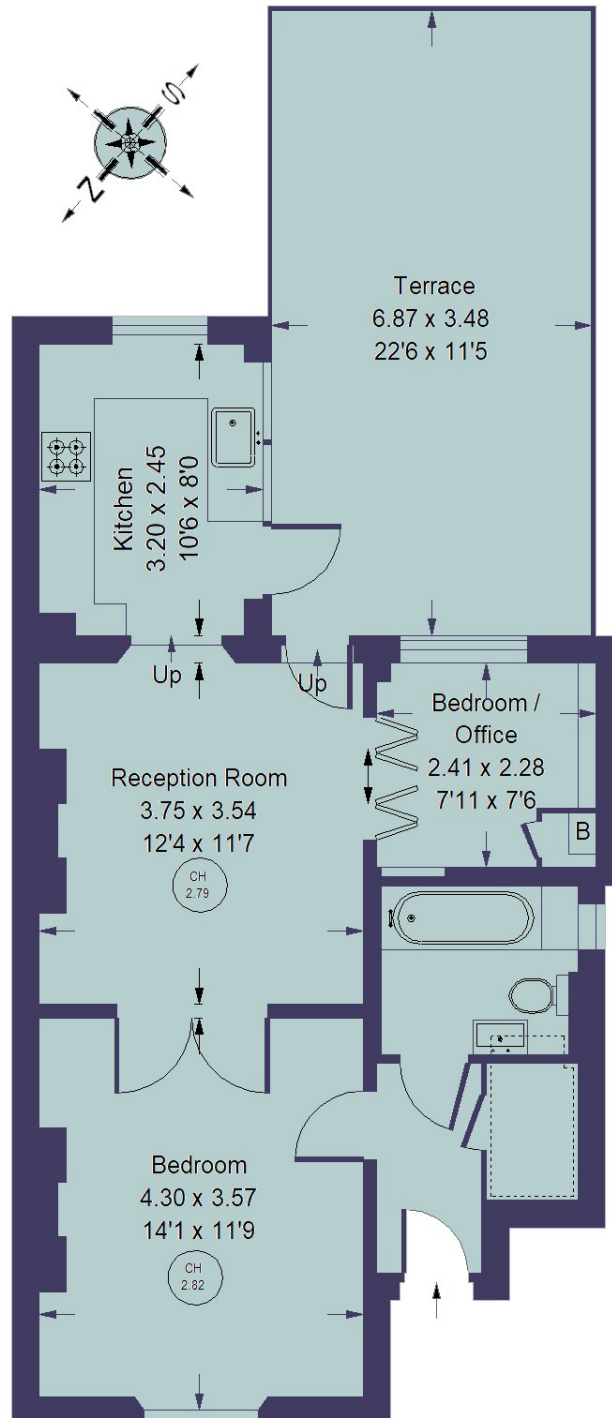
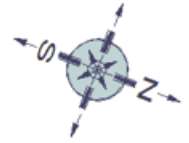
| | |
|---------------------------------|---|
| Tenure: | Leasehold - 168 years remaining |
| Service Charge and Ground Rent: | Circa £450 and peppercorn ground rent |
| Service charge covers | Building insurance, communal electricity and repairs and maintenance, |
| Local Authority: | London Borough 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 up to front doors |
| 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: | Available upon request |

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
Offers in excess of: **£515,000**

Two bedroom Victorian conversion flat

Approximate gross internal floor area: **570 Sq. Ft./ 53 Sq. M.**



Raised Ground Floor

 = Reduced headroom below 1.5 m / 5'0

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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.