

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

Kerr & Co



Willow Vale, London W12

This spectacular, purpose-built, split-level Edwardian-style flat offers the charm of period features with a modern, stylish finish. Spread over the first and second floors, this two-bedroom residence provides over 1,000 sq ft of well-designed living space. The flat also comes with the benefit of a 10 year new build warranty.

Entering through a front garden and private entrance, the property opens to a light-filled, open-plan kitchen and reception room, along with a spacious bathroom. The first bedroom is complemented by a second bedroom with built-in wardrobes and an en-suite bathroom, leading onto a private roof terrace—perfect for relaxing or entertaining. Located on the tree-lined Willow Vale, this home benefits from the nearby amenities of Uxbridge Road, Shepherd's Bush Green, and the Westfield London complex, with an array of shops, dining options, and entertainment. The property is superbly connected, within easy reach of Shepherd's Bush Market, White City, Wood Lane, and Shepherd's Bush stations, providing access to the Circle, Hammersmith & City, Central, and Overground lines.

Offers in excess of: £725,000 Share of freehold

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Willow Vale, London W12 0PB

Large roof terrace.

Light and spacious split level flat offering in excess of 1,000 sq ft of accommodation.

Plantation shutters .

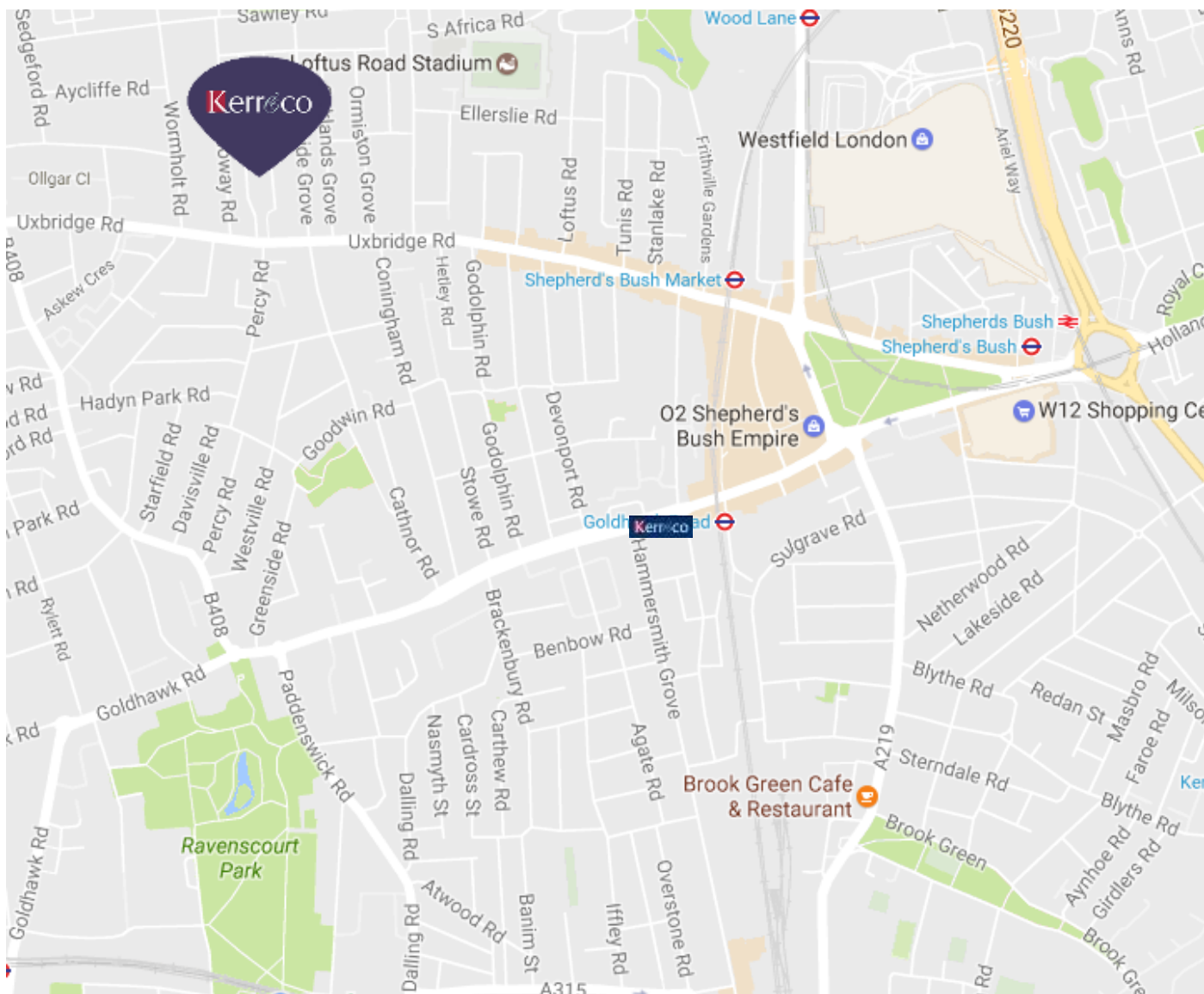
Private entrance.

Two bedrooms with master being en suite.

Fabulous finished property set in Edwardian style new build.

Excellent location for ease of access to transport and leisure facilities at Shepherd's Bush Green and West London Westfield





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	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.

Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).

Heating: Gas central heating via radiators

Accessibility: One step to front door and two flights of stairs contained in the flat.

Flood risk: Surface water: High Rivers and Sea: Very Low

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Split level flat over first and second floors.

Approximate gross internal floor area: **982 SQ. FT. (91.2 SQ. M.)**

Eaves: **70 SQ. FT. (6.5 SQ. M.)**

Total: **1,052 SQ. FT. (97.7 SQ. M.)**

Offers in excess of: **£725,000**

Tenure: **Share of freehold (Lease 999 years from 1st January 2018)**

Service Charge: **No fixed service charge in the last year paid £575.16 per annum**

(Includes repair to the building and common parts and building insurance.)

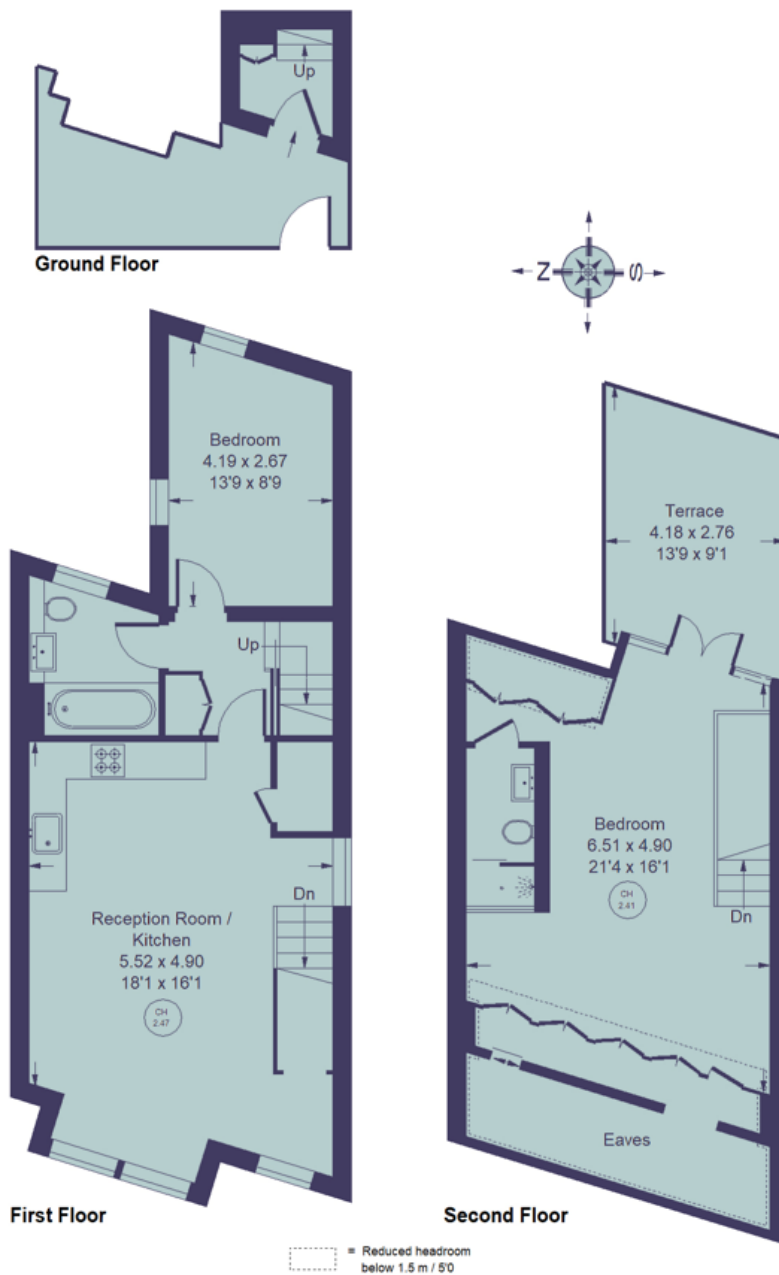
Ground Rent: **Zero**

EPC Rating: **B84**

Parking: **Residents Parking Permit**

Council Tax Band: **Hammersmith and Fulham**

Band FE680.91 2024-25



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 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.