

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

Kerr & Co



BOSCOMBE ROAD, LONDON W12

A beautifully presented three-bedroom maisonette set across the top two natural floors of this elegant Victorian conversion.

This exceptionally spacious property, accessed via a private entrance, offers 1,263 sq. ft. of well-proportioned accommodation with impressively high ceilings throughout. The loft space is demised to the flat and has scope to extend subject to planning permission and usual consents. The layout comprises a bright and airy open-plan kitchen/reception room, three generous double bedrooms, a family bathroom, and a separate shower room. Boscombe Road is one of Shepherd's Bush's premier residential streets, offering excellent access to a range of shopping amenities and transport links, including Ravenscourt Park, Askew Road, Shepherd's Bush Green, Hammersmith Broadway, and the renowned Westfield London shopping complex.

Asking Price: £850,000 Leasehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com
www.kerrandco.com

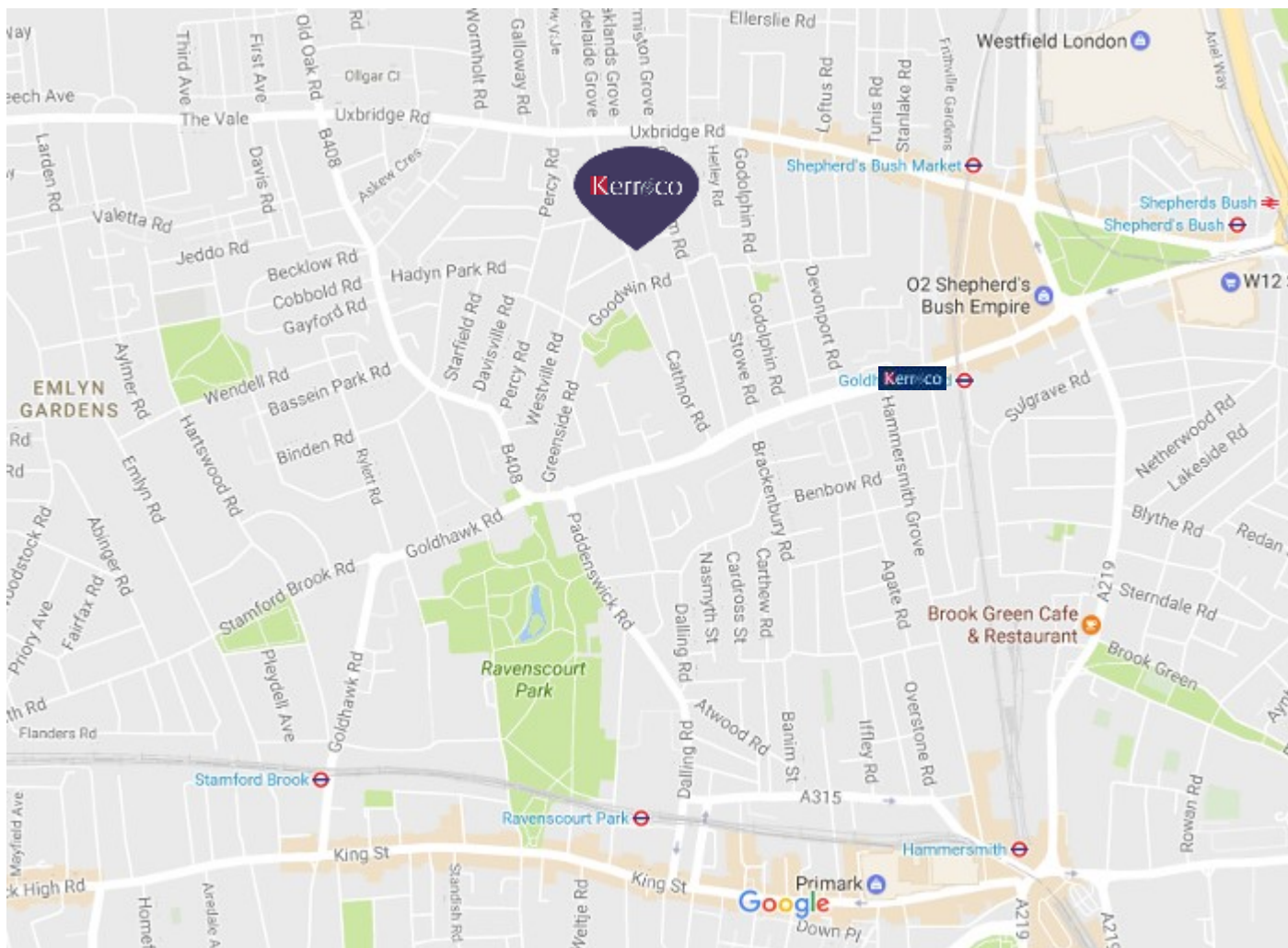




BOSCOMBE ROAD, LONDON W12 9HT

SHOWER ROOM AND BATHROOM
 PRIVATE ENTRANCE GIVING HOUSE FEEL
 THREE DOUBLE BEDROOMS
 OFFERS CIRCA 1,263 SQ FT IN ACCOMMODATION
 SPACIOUS RECEPTION ROOM WITH INTEGRATED OPEN PLAN
 HIGH CEILINGS THROUGHOUT
 TWO NATURAL FLOORS SET IN WIDE VICTORIAN BUILDING
 EASY ACCESS TO TRANSPORT LINKS AND SHOPPING FACILITIES,
 AT HAMMERSMITH/BRACKENBURY/ASKEW ROAD, SHEPHERD'S
 BUSH GREEN AND WEST LONDON WESTFIELD COMPLEX
 QUIET RESIDENTIAL STREET
 LOFT IS DEMISED WITH SCOPE TO EXTEND STPP





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 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 and other pertinent information

Leasehold

Lease: Currently being extended to 125 years

Ground rent: Peppercorn

Service charge: TBC

Service charge covers: buildings insurance and any maintenance.

Parking: Eligible for a LBHF residents parking permit

Council Tax: Band E (£1694.94 2024-25)

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

Heating: Gas central heating via radiators

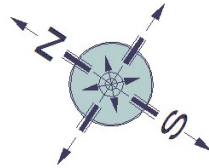
Accessibility: Steps up to front door and flight of stairs internally


BOSCOMBE ROAD, LONDON W12 9HT
THREE DOUBLE BEDROOM MAISONETTE

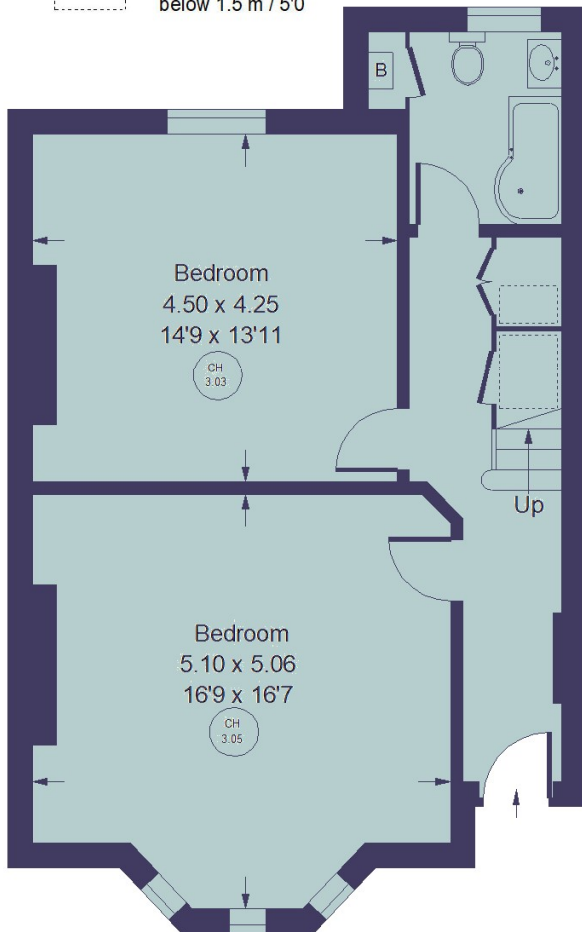
Approx. gross internal area: 1,263 SQ. FT. (117.3 SQ. M.)

Asking Price: £850,000

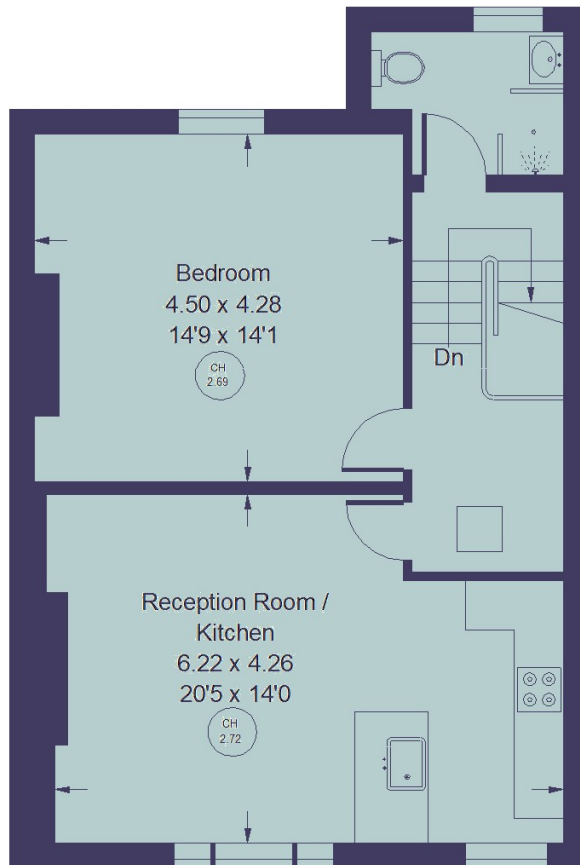
NB: These are library photos take prior to rental.



 = Reduced headroom
below 1.5 m / 5'0"



Raised Ground Floor



First Floor

Kerr&co

77 Goldhawk Road
Shepherd's Bush
London W12 8EH

sales@kerrandco.com

020 8743 1166

www.kerrandco.com

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 alternations 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.