

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

**Kerr&co**



## Mark Mansions, London W12

**A generous two bedroom flat providing 819 sq ft of accommodation, set on the third floor of this purpose built Edwardian mansion block, benefitting from an open plan light and bright arrangement as well as offer far reaching views across West London.**

This well-presented, spacious flat offers a modern open-plan reception room with an integrated kitchen, two bedrooms, and a large bathroom with a separate walk in shower. Benefiting from a vast communal garden, generous storage, and a recently redecorated communal stairwell. Situated in close proximity to an array of excellent transport links, Goldhawk Road, Shepherd's Bush Market and Shepherd's Bush (Hammersmith & City, Central, Circle, and Mildmay lines), as well as being in easy reach to the extensive shopping and leisure amenities of Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club.

**Asking Price: £590,000 Share of freehold**

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## Mark Mansions, London W12 9PS

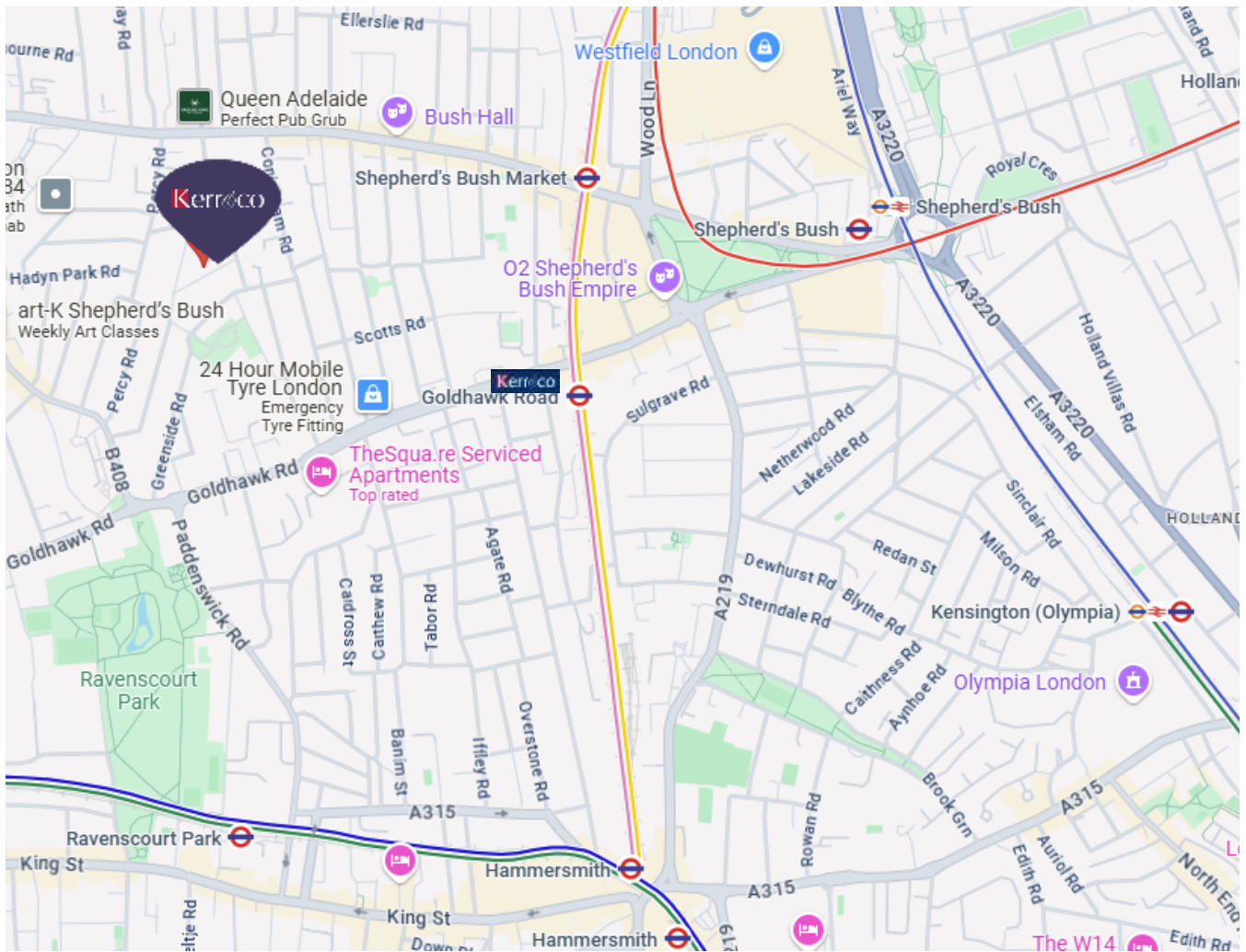
Spacious two bedroom top floor flat  
Reception room with open plan modern integrated kitchen.

Vast communal garden.

Spacious bathroom with separate walk in shower.

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

Short walk from shopping amenities in the renowned  
Westfield shopping and leisure complex.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	80 C
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.

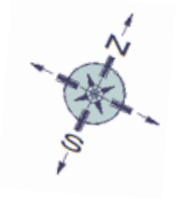
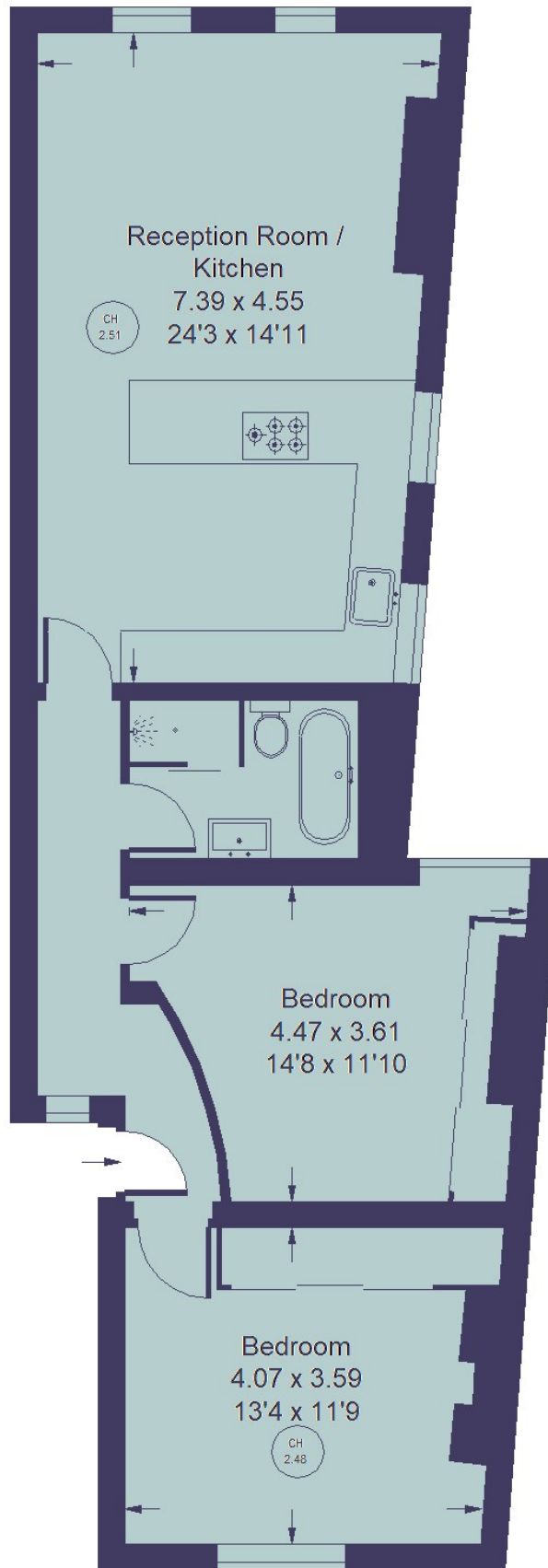
Tenure:	Share in the freehold with an underlying lease of in excess of 900 years
Service Charge and Ground Rent:	On average £2,000 per annum
Service charge covers	Building insurance, communal electricity, repairs and maintenance
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1451.42 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Three flights of stairs to the flat door
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

## Mark Mansions W12 9PS

Asking Price: **£590,000**

Two bedroom flat in a purpose built Edwardian mansion block

Approximate gross internal floor area: **819 Sq. Ft./ 75.8 Sq. M.**



### Third Floor

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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/fittings 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.