

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

**Kerr**&co



## Devonport Road, London W12

**Stylish and Refurbished Two-Bedroom Flat in Prime Shepherd's Bush Location. A beautifully presented and recently refurbished two-bedroom first-floor flat, ideally located in the heart of Shepherd's Bush. Set within an attractive period building, this light-filled home features high ceilings and a contemporary finish throughout.**

Offering approximately 663 sq ft of well-balanced accommodation, the flat comprises two bedrooms, a sleek modern bathroom, and a spacious open-plan kitchen/reception/dining area—perfect for entertaining and comfortable day-to-day living. The property has been tastefully refurbished to a high standard, with thoughtful design and excellent natural light enhancing the sense of space. Situated just a 5-minute walk from Westfield London and the excellent transport links at Shepherd's Bush, including Central and Overground lines, the location also benefits from close proximity to local cafés, parks, and amenities. St. Stephen's Primary School—one of West London's most sought-after schools—is also nearby, making this an attractive option for young families. An ideal purchase for first-time buyers, professionals, or investors seeking a stylish and well-located home in a vibrant West London neighbourhood.

**Asking Price: £550,000 Share in the freehold**

020 8743 1166  
[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 4332  
[lettings@kerrandco.com](mailto:lettings@kerrandco.com)

[www.kerrandco.com](http://www.kerrandco.com)

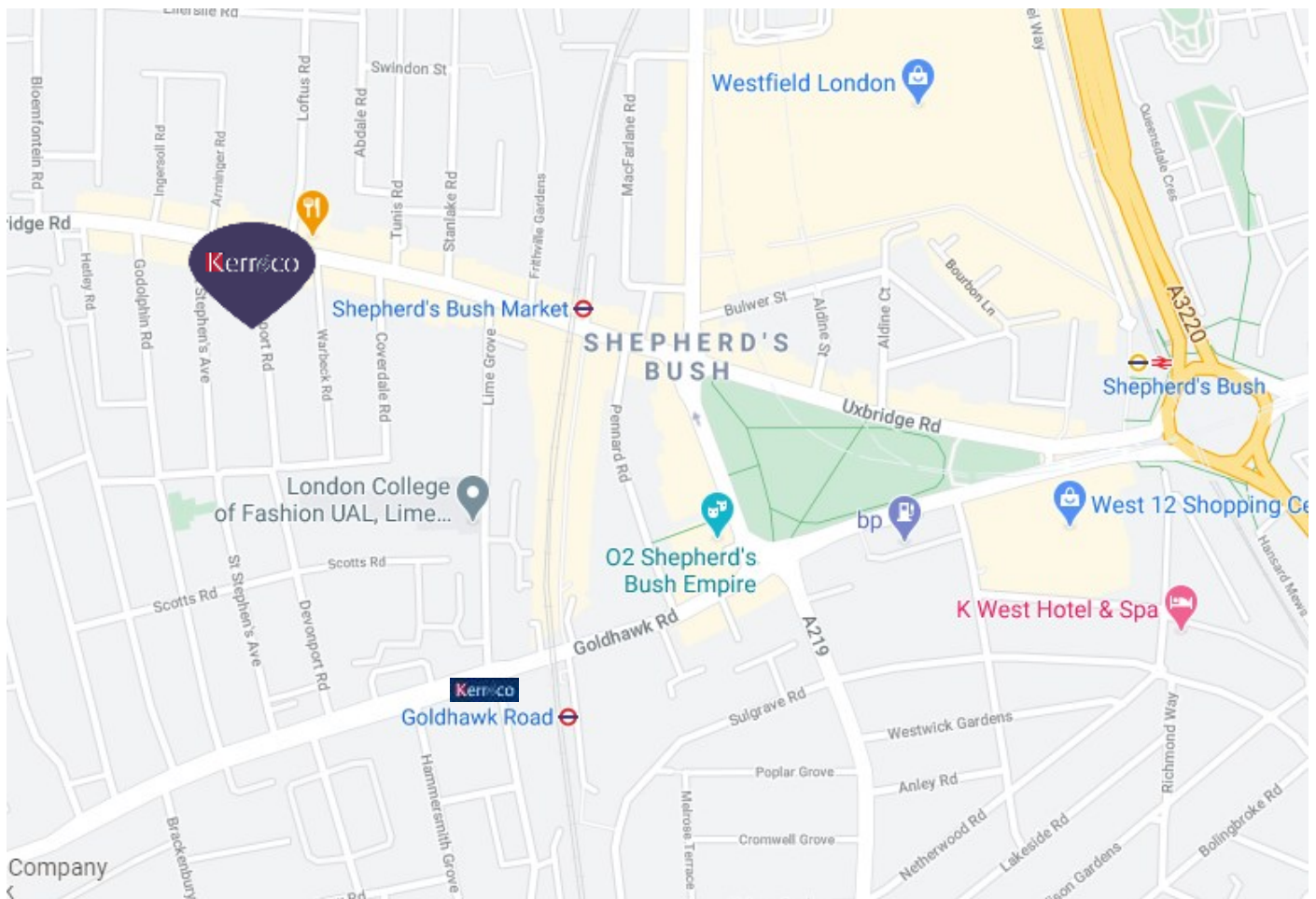




## **Devonport Road, London W12 8PB**

Two bedrooms.  
 Family bathroom.  
 Open plan kitchen/reception/dining room.  
 Beautifully presented and recently refurbished.  
 Centrally located 5 mins to Shepherd's Bush Central/  
 Hammersmith & City/Circle/Overland lines and West  
 London Westfield complex.  
 High ceilings.  
 Well managed building.  
 Bright accommodation offering 663 Sq Ft.  
 Victorian converted building.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 78 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: **Share of freehold (with an underlying lease of 999 years from 5th March 1987)**

Service charge: **A share of outgoings between 3 flats (includes building insurance, Electric to communal area)**

Ground rent: **£0**

Parking: **On street residential permit.**

Council Tax: **Hammersmith and Fulham Band D £1,451.42(2025-26)**

Connected services: **Mains water and drainage, gas, electricity, telephone and broadband (fibre and cable available locally)**

Heating: **Gas central heating via radiators**

Accessibility: **Staircase up one flight of stairs to flat door**

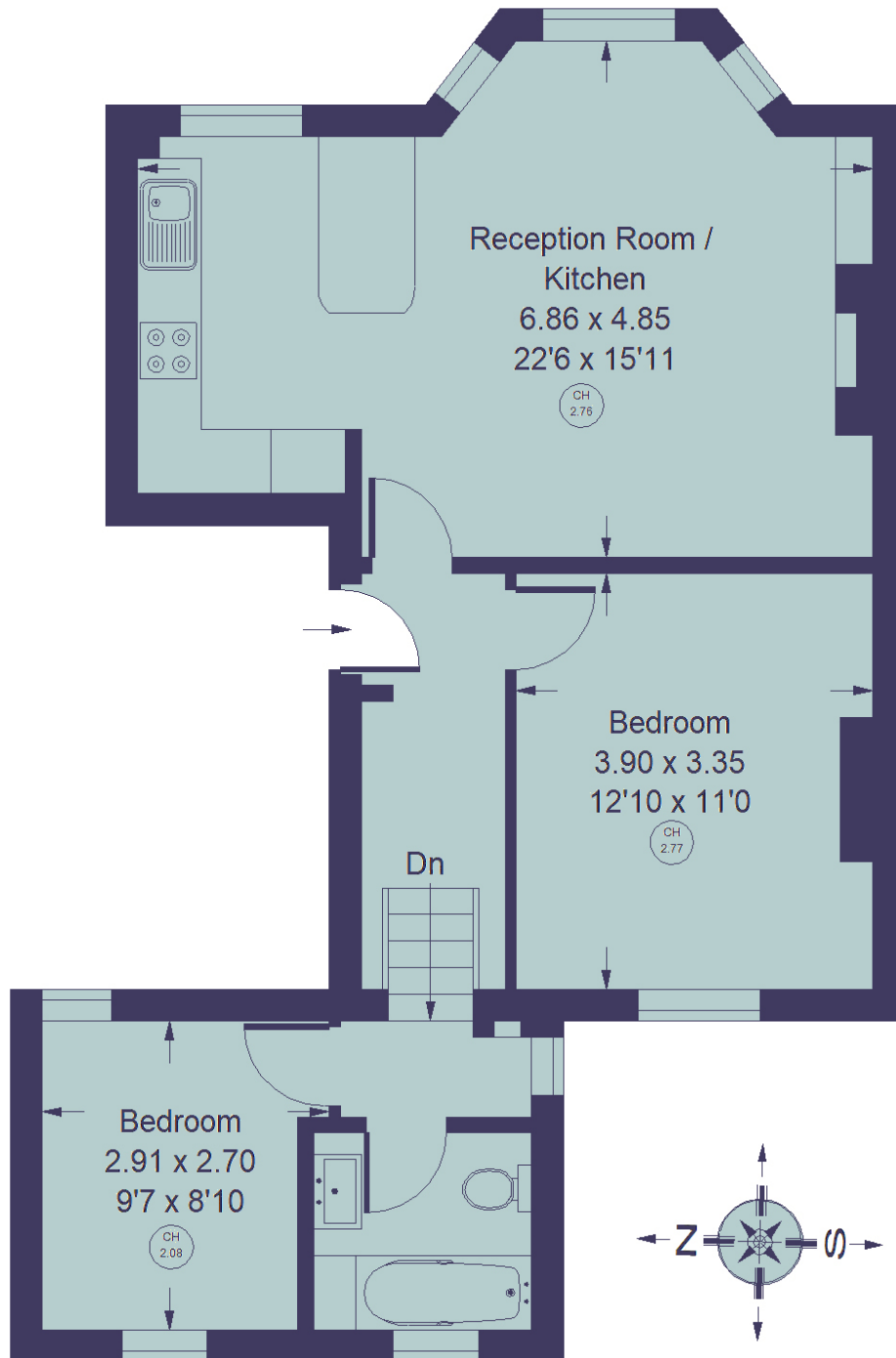
Flood risk: **Available upon request from the agent.**

**Devonport Road, London W12 8PB**

Asking Price: **£550,000**

Approx. Gross Internal Area: **663 Sq. Ft. (61.6 Sq. M.)**

Tenure: **Share in the freehold**



**First Floor**

**Kerr&co**

77 Goldhawk Road  
Shepherd's Bush  
London W12 8EH

[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 1166

[www.kerrandco.com](http://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.