

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

Kerr&co



Becklow Road, London W12

A beautifully presented, stylish and recently refurbished three bedroom flat set on the ground floor of this converted Victorian building. The flat offers circa 1,000 sq ft of accommodation comprising three double bedrooms, a family bathroom, large open plan kitchen/reception/dining room leading on to a landscaped garden with a raised seating area. The flat has access to a spacious cellar offering useful storage space.

Being located in the Askew Village and just off the exceptionally popular Askew Road, the property is well placed for ease of access to a broad range of local independent shops including Gails Bakery, Askew Wine and the Ginger Pig to name but a few. Transport connections can be found along Askew, Uxbridge and Goldhawk Roads with underground stations at Ravenscourt Park, Goldhawk Road, Shepherd's Bush Market and Shepherd's Bush. Wider shopping and leisure facilities are to be found at Westfield London including John Lewis, SoHo House private members club and a host of other well known brands and restaurants.

Asking Price: £835,000 Leasehold

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Light and airy three bedroom garden flat which has recently been refurbished and is stylishly presented throughout.

Generous open plan living space incorporating a sleek modern kitchen, seating and dining area with direct access to the landscaped rear private garden.

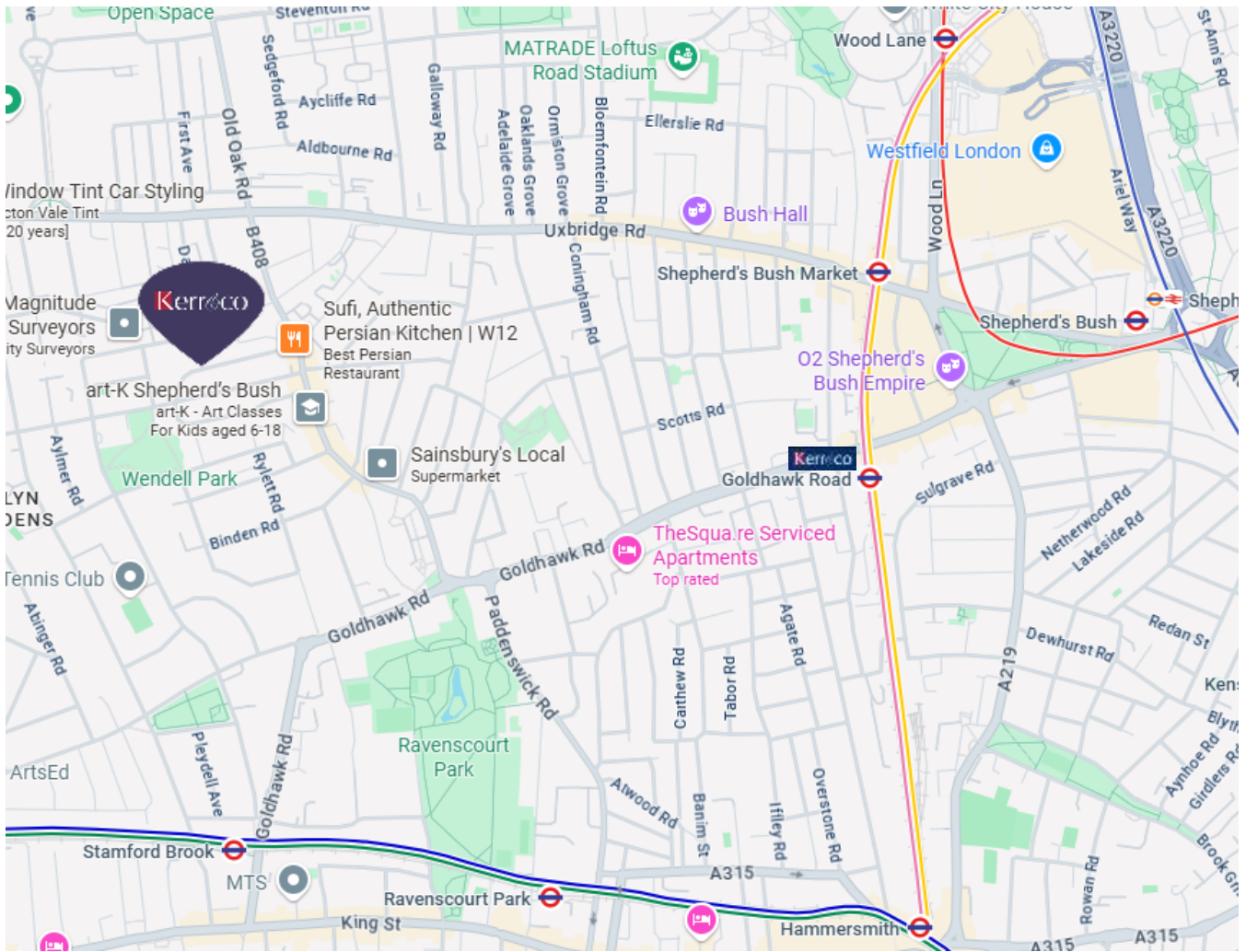
Principal bedroom with a fitted wardrobe along with two further double bedrooms.

Stylish family bathroom.

Large and useful storage cellar.

Located in the popular Askew Village area just off Askew Road.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 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 and other pertinent information

Leasehold with a lease of 189 years from and including 29.9.1979 to and including 29.9.2168

Ground rent: £75 per annum

Service charge: 50% of outgoings on an ad hoc basis

Service charge covers: maintenance, communal electricity, repairs, buildings insurance.

Parking: Eligible for a LBHF residents parking permit

Council Tax: Band D (£1386.77 for current financial year)

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: level access

Flood risk: Available on request

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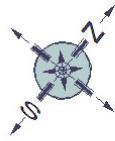
Asking Price: **£835,000**

Three bedroom ground (garden) floor Victorian conversion flat

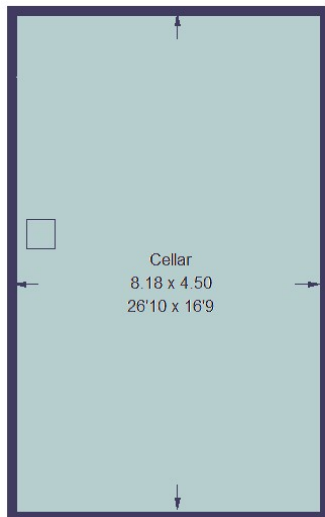
Approximate gross internal floor area: **959 Sq. Ft./ 89.1 Sq. M.**

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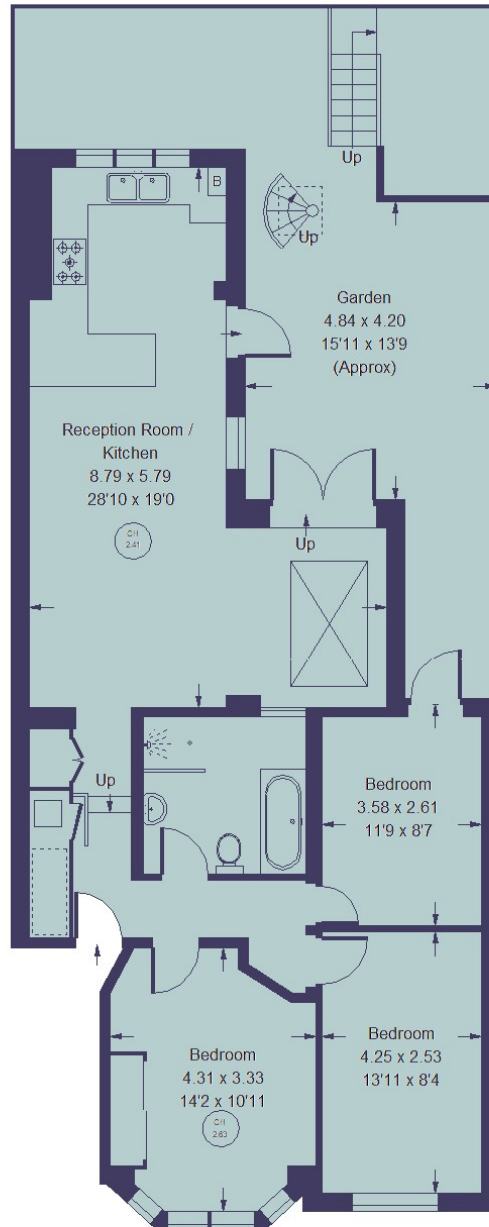
Approx. Gross Internal Area
89.1 sq m / 959 sq ft
Cellar = 36.8 sq m / 396 sq ft
Total = 125.9 sq m / 1355 sq ft



 = Reduced headroom
below 1.5 m / 5'0"



Cellar



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

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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.