

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

Kerr&co



Devonport Road, London W12

This beautifully presented two-bedroom apartment is set on the second floor of a recently constructed Victorian-style building, offering a perfect blend of period charm and modern convenience.

Spanning approximately 633 sq ft, the property features a bright and well-proportioned layout comprising two double bedrooms, a sleek modern bathroom, and an impressive open-plan kitchen/reception/dining area—ideal for both entertaining and everyday living. The building is well-maintained and benefits from secure bike storage and dedicated bin stores. Perfectly positioned just a 5-minute walk from the extensive transport links and shopping amenities at Westfield London, the apartment also offers easy access to both Central and Overground lines. Families will appreciate the proximity to the highly regarded St. Stephen's Primary School, one of West London's most sought-after educational institutions. This is an excellent opportunity for first-time buyers, professionals, or investors looking for a stylish home in a vibrant, well-connected location.

Offers in excess of: £575,000 Share in the freehold

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sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

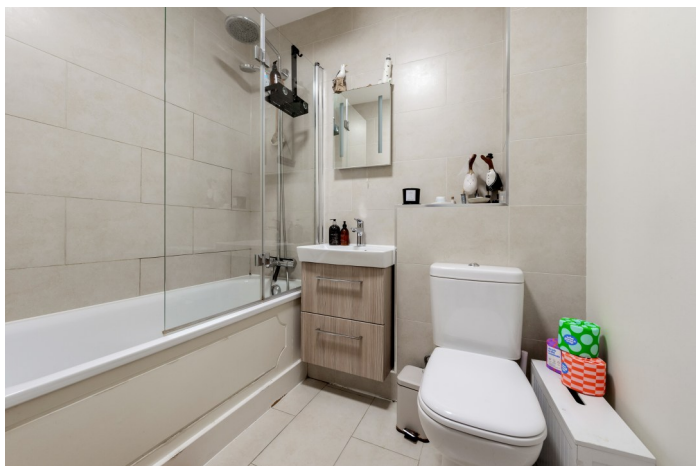
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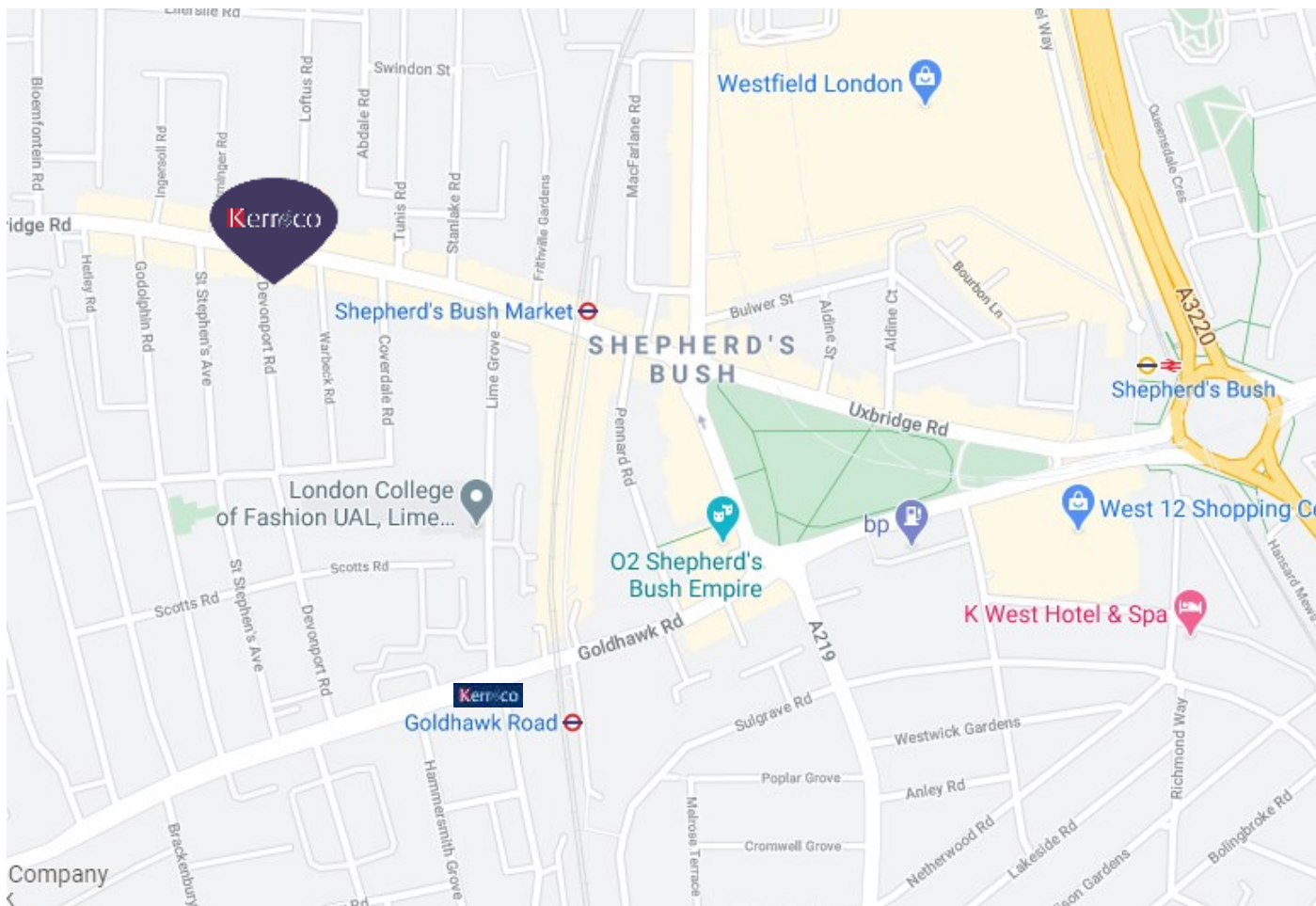




Devonport Road, London W12 8NU

Two double bedrooms.
Family bathroom.
Open plan kitchen/reception/dining room.
Secure bike and bin storage.
5 mins to Shepherd's Bush Market station.
Highly efficient flat.
Well managed building.
Bright accommodation offering 633 Sq Ft.
No entitlement to a residents parking permit
although Zipcar bays within a few minutes walk.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 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.

Tenure: Share of freehold (with an underlying lease of 115 years remaining)

Service charge: £2,162 per annum (includes building insurance, repairs, cleaning)

Ground rent: £0

Parking: There is no right to a residents parking permit, Zipcar bays a few minutes walk away

Council Tax: Hammersmith and Fulham Band E £1,694.94 (2024-25)

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 two flights of stairs to flat door

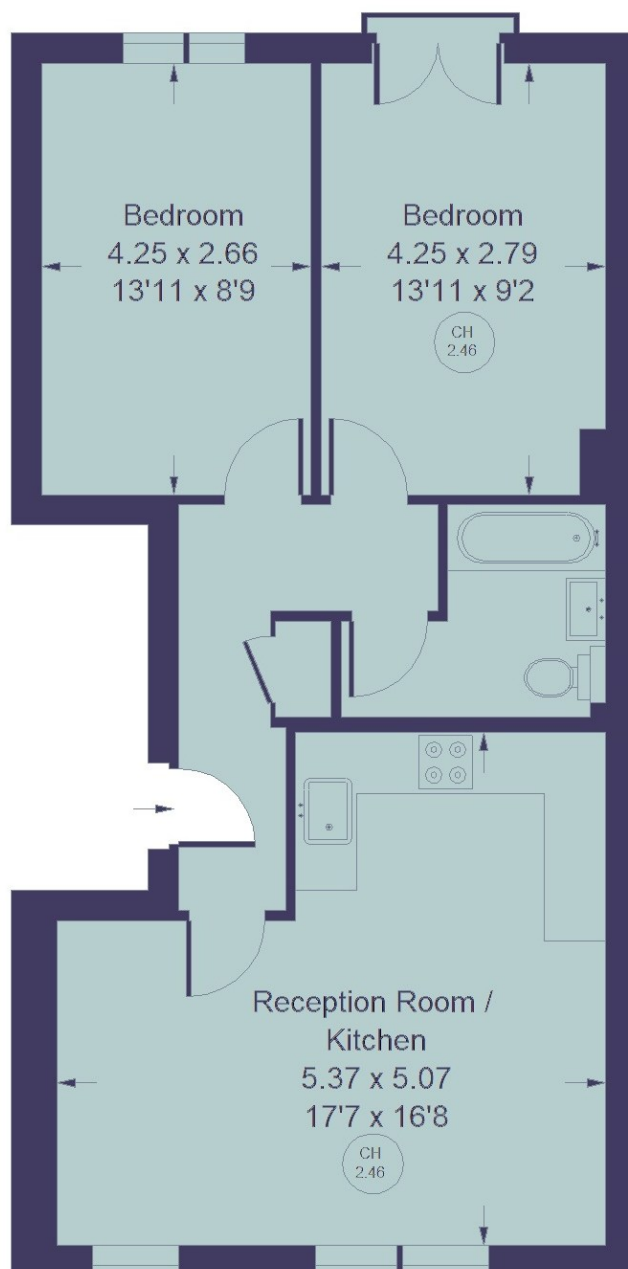
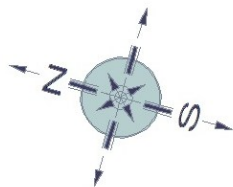
Flood risk: Available upon request from the agent.

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Offers in excess of: **£575,000**

Approx. Gross Internal Area: **633 Sq. Ft. (58.8Sq. M.)**

Tenure: **Share in the freehold**



Second Floor

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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.