

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

Kerr&co



Findon Road, London W12

A bright and well-presented one bedroom flat set on the first floor of an attractive end-of-terrace Victorian building.

Accessed via a side entrance with stairs leading to the first floor, the property offers a thoughtfully arranged layout comprising a good-sized double bedroom, an open-plan kitchen/reception room, and a modern bathroom. The flat is ideally located close to the amenities of Uxbridge Road and the world-class shopping, dining, and leisure facilities at Westfield London. Excellent transport links are within easy reach, including Shepherd's Bush Market (Hammersmith & City and Circle lines), Shepherd's Bush (Central line and Overground), and Stamford Brook (District line), as well as numerous local bus routes. Road connections are also convenient with easy access to the A4 and A40. For green space, Ravenscourt Park is just a short stroll away along Askew Road, making this an appealing home for both first-time buyers and investors alike.

Offers in excess of: £300,000 Leasehold

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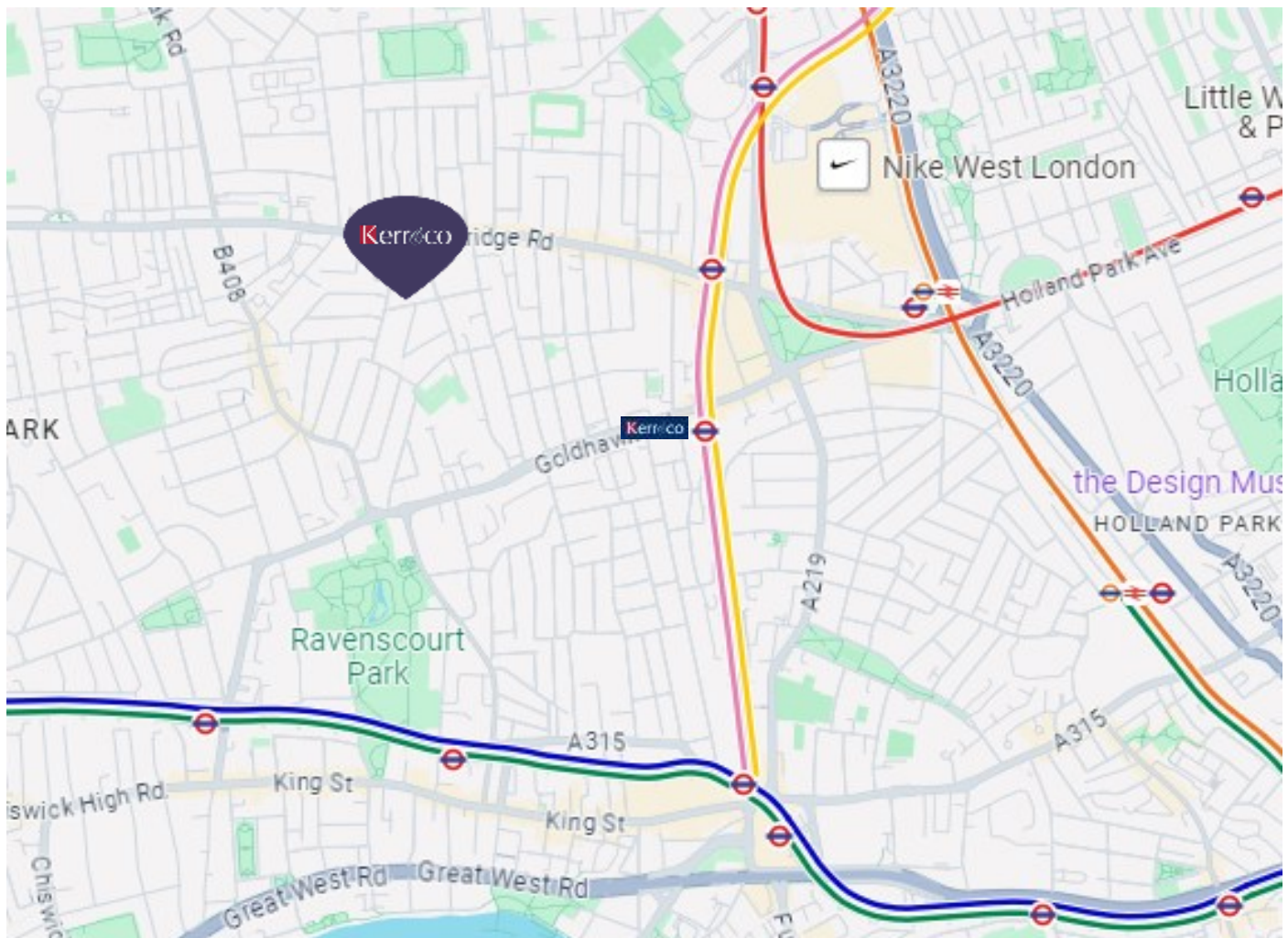


Findon Road, London W12 9PP

A bright one bedroom first floor flat
 Victorian conversion end of terrace building.
 Open plan kitchen/reception room.
 Bathroom.
 Long lease.
 Well presented.
 No onward chain.

Quiet residential street located between Percy and
 Boscombe Road's in the heart of Shepherd's Bush
 with easy access to transport links along the Uxbridge
 Road, Shepherd's Bush Green and Westfield Complex.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	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: 125 years from September 2009

Ground rent: £200 per annum

Service charge: £1,000 per annum

Buildings insurance: £300 per annum in 2025

Local Authority: London Borough of Hammersmith & Fulham

Parking: Eligible for a residents parking permit

Council Tax: Band C (£1,290.14 for current financial year 25/26)

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: Stairs to first floor

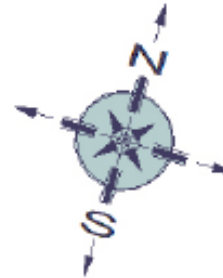
Flood risk: Available on request

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Offers in excess of: **£300,000**

One bedroom first floor flat

Approximate gross internal floor area: **354 Sq. Ft./ 32.9 Sq. M.**



First 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.