

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

Kerr & co



UXBRIDGE & COVERDALE ROAD, LONDON W12

An exceptional architect-designed New York loft-style apartment, this stunning home is set across the top floor of a grand Victorian building and has been finished to an outstanding specification throughout, with acoustic glass windows and sound proof flooring making it a quiet flat with low energy consumption.

Offering 898 sq ft of bright and spacious accommodation, the property perfectly blends contemporary living with striking design details. The impressive reception room features vaulted ceilings with electric skylights, exposed brickwork, and premium reclaimed oak engineered flooring which runs seamlessly throughout. The bespoke eat-in kitchen is fitted with a Miami White Quartz worktop and high-quality integrated appliances, including a Fisher & Paykel stainless steel 413L fridge freezer. There are two well-proportioned double bedrooms, both with bespoke built-in wardrobes and exposed brick feature walls, alongside a newly finished bathroom and an additional WC. Access to flat roof which makes an ideal meditation space, and thoughtfully set up with power and water. Situated at the corner of Uxbridge Road and Coverdale Road, this highly sought-after location is moments from Shepherd's Bush Green, Holland Park, and the world-class shopping, dining, and leisure of Westfield London. White City Living and the flagship Soho House private members' club are also close by, with outstanding transport links available at Shepherd's Bush (Central line, Overground), White City, and Wood Lane stations. A rare opportunity to acquire a truly unique and stylish home in the heart of West London.

Asking price: £675,000 Share of freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com





UXBRIDGE ROAD, LONDON W12 8LA

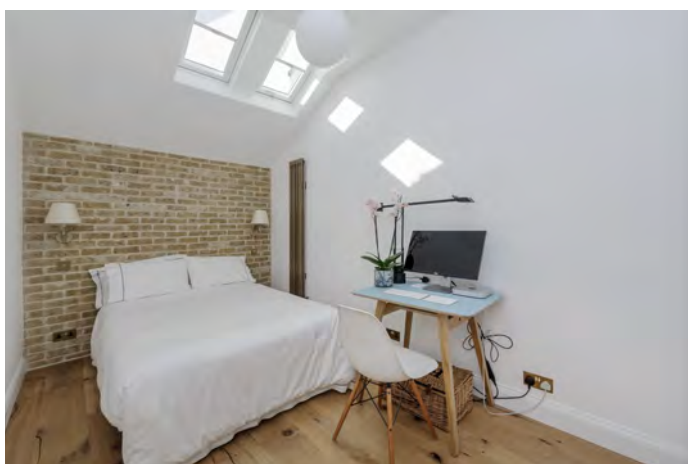
**PREMIUM RECLAIMED OAK ENGINEERED WOOD
FLOORING**

**TWO DOUBLE BEDROOMS, WITH BESPOKE
WARDROBES**

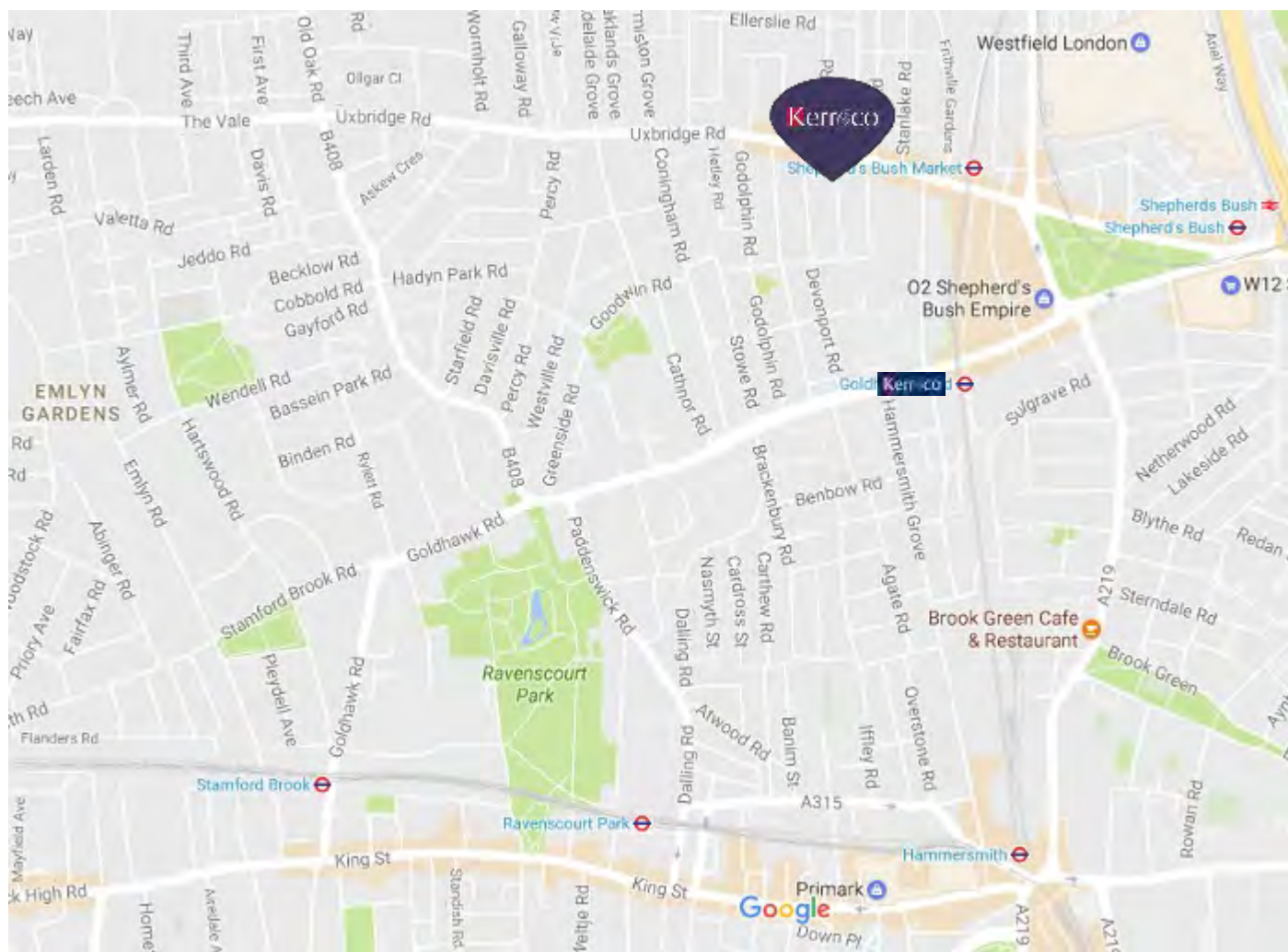
**NEW YORK LOFT SYLE APARTMENT WITH VAULTED
CEILINGS, ELECTRIC SKYLITES AND EXPOSED
BRICKWORK WALLS ECO-FRIENDLY RENNOVATION
FINISHED TO HIGH STANDARD**

ACCESS TO FLAT ROOF

**LOCATED WITHIN EASY ACCESS OF TRANSPORT
LINKS AND SHOPPING FACILITIES AT SHEPHERD'S
BUSH GREEN, WHITE CITY LIVING AND WESTFIELD
ROOF NEWLY RENOVATED WITH SOLAR PANELS**







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 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

Share of freehold with underlying lease of 999 years from 1979

Ground rent: £Peppercorn

Service charge: £549.49 per annum

Service charge covers: Buildings insurance.

Local Authority: London Borough of Hammersmith and Fulham

Parking: Eligible for a residents parking permit

Council Tax: Band D (£1,451.42 for current financial year25/26)

Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).

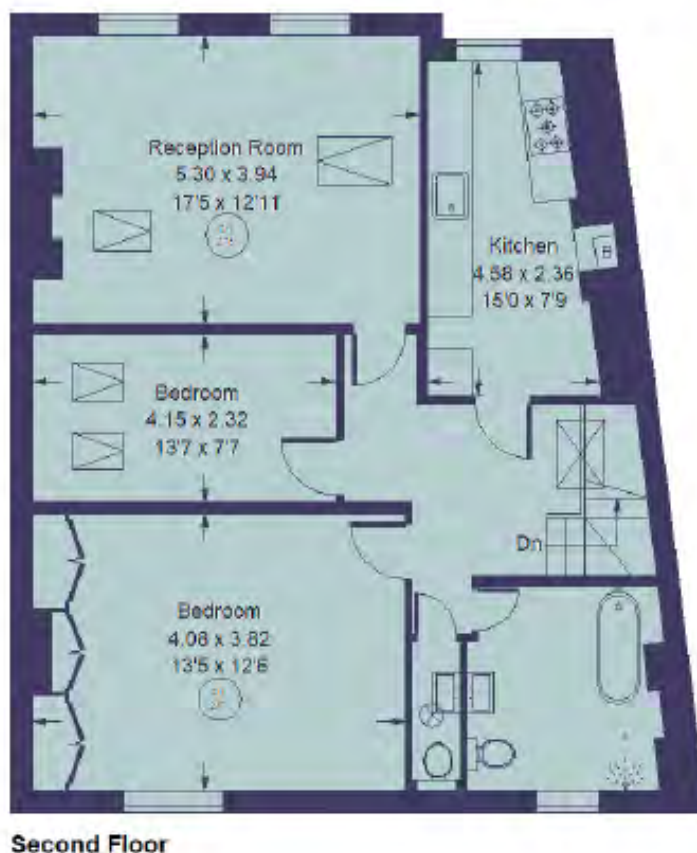
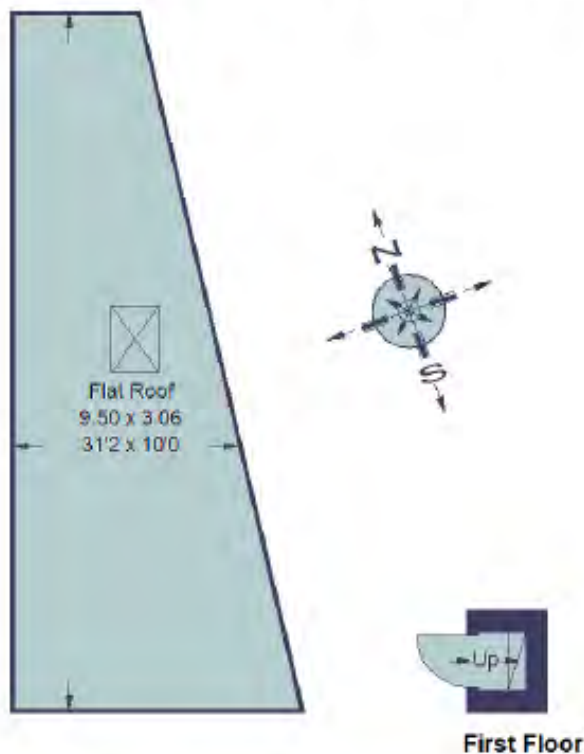
Heating: Gas central heating via radiators

Accessibility: Steps up to main entrance and flight of one stairs to flat entry.

Flood risk assessment: Provided upon request

UXBRIDGE ROAD, LONDON W12 8LA
TWO BEDROOM TOP FLOOR FLAT
APPROX. TOTAL INTERNAL AREA
898 SQ. FT. (83.4 SQ. M.)

Asking price: £675,000
Tenure: Share of freehold



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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/fitments 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.

Specification & Finishes

KITCHEN

- Howdens Chelford Slate Grey Kitchen with Metric Brass Handles
- 20mm Miami White Quartz Worktop
- Mint Blue Gloss Ceramic Tiles, floor to ceiling
- Premium reclaimed oak engineered wood flooring
- Brass Lacquered DQ Modus Radiator
- Lighting: 5 Astro Trimless Square Recessed Lights, 1 Anglepoise Brass Elephant Grey Pendant, 4 matching wall lights
- Appliances: Fisher & Paykel 413L Fridge Freezer, SMEG Stainless Steel Double Oven (unused), AEG Integrated Wash-Drier, Bosch Dishwasher (unused), SMEG 5 Burner Gas Hobs (with wiring for induction option), ELICA Copper Finish Extractor
- Accessories: Global 5 Piece Japanese Knife Set on Magnetic Strip, 350cm Copper Pot & Pan Rail with Hooks, Farmhouse Single Bowl Sink, JTP Brushed Brass Pull-Out Mixer Tap
- Small appliances: Dualit Classic Copper Kettle & 4 Slot Toaster
- Bosch Worcester Eco Combi Boiler + Hive Smart Thermostat
- Classic VIPP 16 Bin by Holger Nielsen
- Furniture: 2 HAY J110 Chairs, Harrow Art Deco Terrazzo & Brass Dining Table (80cm)
- Varilight Brushed Brass Screwless Switches & Sockets

BATHROOM

- Duravit D-Neo Freestanding Bathtub by Bertrand Lejoly
- Duravit Viu Wall-Hung Toilet
- Duravit DuraSquare Washbasin & Black Metal Console
- JTP Vos Brushed Brass Fittings (Freestanding Bath Mixer, Thermostatic Concealed Mixer, Ceiling Shower Rose & Handset, 2 Basin Mixers)
- Urban Round Brass Mirror, 80cm, by Industville
- Lighting: 2 IFO Electric Ohm Wall Lights (IP65), 4 Recessed Round LED Lights (IP65)
- Brass Lacquered DQ Modus Vertical Column Radiator
- Marble Effect Porcelain 60x60cm Floor Tiles
- Terrazzo Effect Porcelain 60x60cm Wall Tiles, floor to ceiling

GUEST TOILET

- Duravit DuraStyle Wall-Hung Toilet
- Black Accessories (Toilet Brush + Paper Holder) by Nichlas Bjorn Andersen
- DQ Modus Vertical Column Radiator, Black
- Black Mini Washbasin with Brushed Brass Mixer Tap
- Urban Round Brass Mirror, 60cm, by Industville
- Foscarini Gregg Pendant
- Berry Gloss Ceramic Wall Tiles, 20x10cm, floor to ceiling
- Light Grey Porcelain Floor Tiles

MASTER BEDROOM

- Oak Flooring
- Brass Lacquered DQ Modus Horizontal Column Radiator
- Varilight Brushed Brass Screwless Switches & Sockets
- Bespoke Integrated Wall-to-Wall Cupboards (6 doors, 375x235cm)
- Lighting: Foscarini Gregg Large Pendant + 2 Mini Suspended Bed Lights
- Artemide Tolomeo Mega Floor Lamp
- Furniture: Bespoke Walnut Round Table (120cm) by Unto This Last, 5 HAY AAC 22 Chairs
- Artwork: 6 x Keith Haring Foundation pieces by The Skateroom

SECOND BEDROOM

- Oak Flooring
- Brass Lacquered DQ Modus Vertical Column Radiator
- Varilight Brushed Brass Screwless Switches & Sockets
- Lighting: 2 Artemide Melampo Wall Lights, Artemide Castore Suspension Light
- Furniture: Bespoke Oak/Plywood Table (80x60cm) with Lino Top by Unto This Last, Eames DSW Plastic Chair
- Artemide Tizio Vintage Table Lamp
- Bespoke Floor-to-Ceiling Cupboard (4 doors, 140x280cm)
- Rise and Shine Wall Mirror by Hunting & Narud

SITTING ROOM

- Oak Flooring
- Brass Lacquered DQ Modus Vertical Column Radiator
- Varilight Brushed Brass Screwless Switches & Sockets
- Lighting: 2 Large Dome Copper Pendants (DLD Architectural), Artemide Nh S2 Pendant, 2 Edison Brass Wall Lights
- Furniture: Bespoke Narrow Metal Shelf System (195cm), Bespoke Oak/Plywood Conference Table (230x80cm) with Bench, 4 HAY AAC 12 Chairs, Chaise End Corner Sofa (Outback Tan Leather), Brass & Glass Coffee Table (90cm)
- Decor: Extra Large Vintage Gilt Rococo Mirror
- Artwork: 5 x Andy Warhol Foundation pieces by The Skateroom