

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

**Kerr**&co



## Goldhawk Road, London W12

**An extremely spacious four/five bedroom split-level flat arranged over the top two floors of an attractive Victorian conversion, offering 1,145 sq ft of well-presented accommodation.**

Accessed via its own private entrance, the property is bright and versatile, comprising a generous open-plan kitchen/dining/reception room, four double bedrooms, a further reception room/fifth bedroom, and two shower rooms (one en suite). The flat is ideally located for the excellent local amenities and transport links along Goldhawk Road, with additional shopping, dining, and leisure facilities available at Shepherd's Bush Green, Hammersmith Broadway, and Westfield London.

**Asking price: £725,000 Leasehold including entire 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)





## Goldhawk Road, London W12 8EN

A large four/five bedroom split level flat offering 1,145 sq ft of accommodation.

Bright and spacious.

Well presented.

Private entrance.

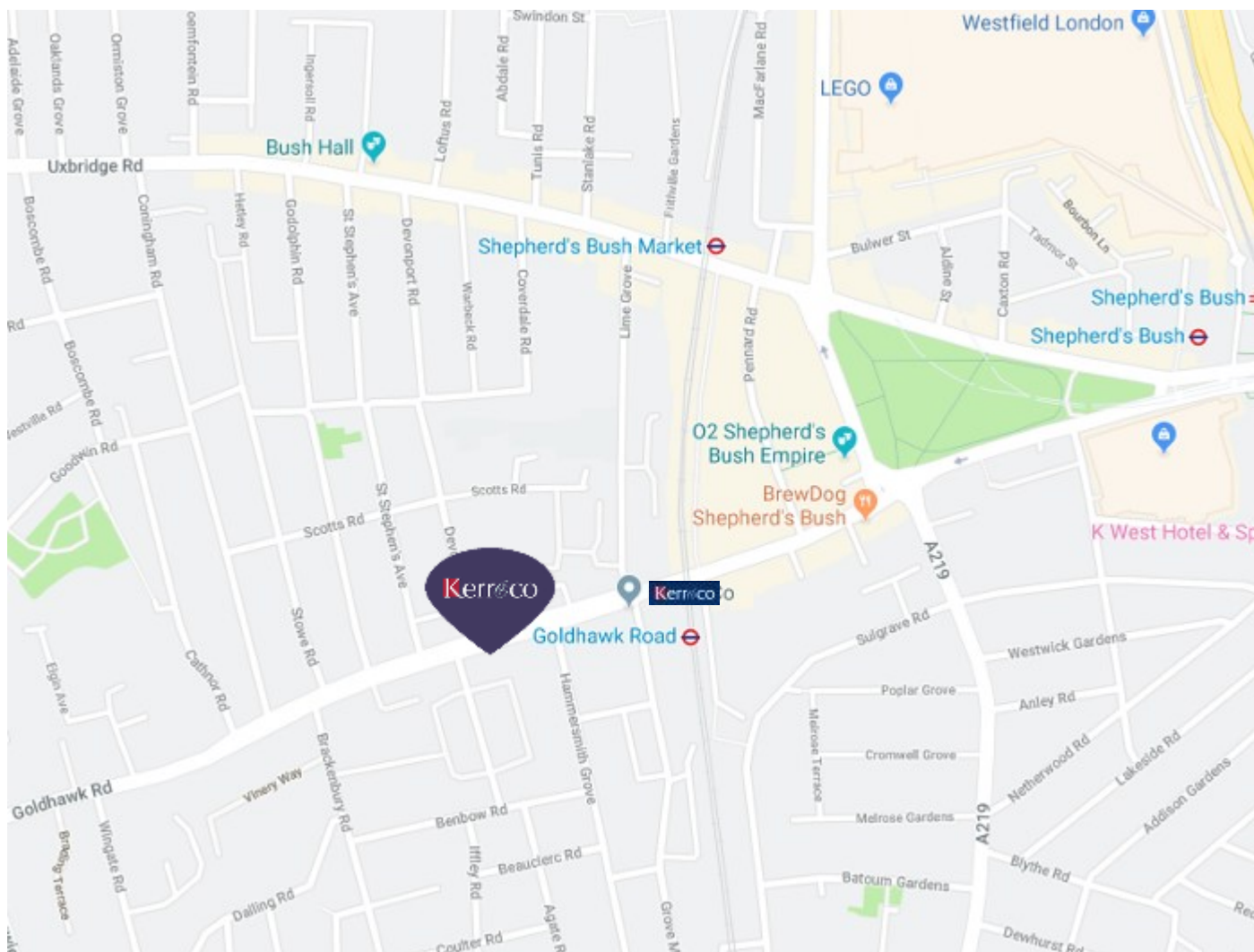
South facing views.

Two bathrooms (one en suite)

Centrally located for ease of access to local transport, shopping and leisure facilities along Goldhawk Road, Shepherd's Bush Green, Hammersmith Broadway and West London Westfield complex.







| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | <b>69 C</b> |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      | <b>28 F</b> |             |
| 1-20  | <b>G</b>      |             |             |

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 entire Freehold (New lease)

Ground rent: Peppercorn

Service charge: 50% share of outgoings

Service charge covers: Buildings insurance.

Parking: Eligible for a LBHF 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: Electric underfloor heating.

Accessibility: Steps to front entrance, two flights of internal stairs

Flood risk: Available upon request to the agent

**Goldhawk Road, W12 8EN**

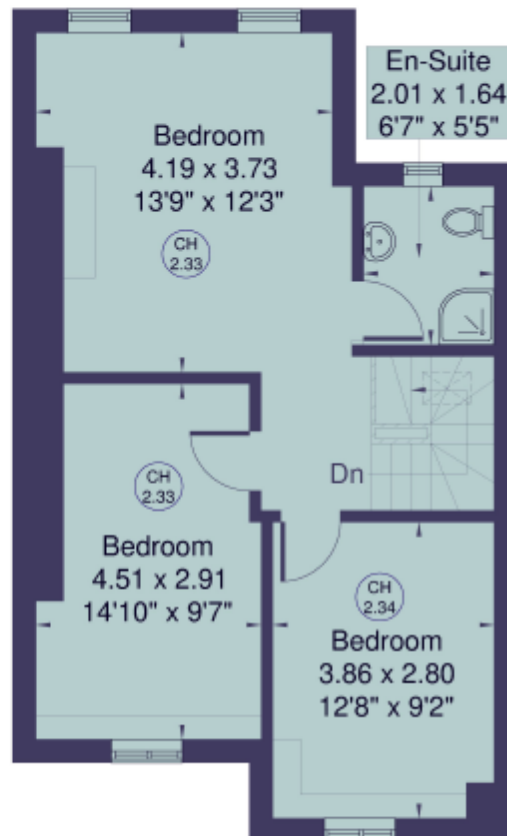
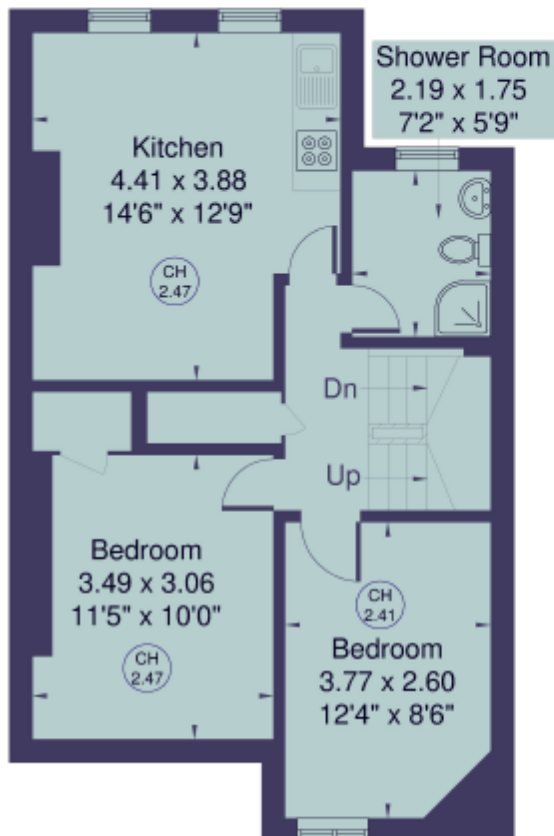
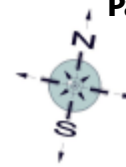
Two bedroom split level flat

Approximate gross internal floor area: **1,145 Sq. Ft. ( 106.5 SQ. M.)**

**Asking price: £725,000**

**Tenure:** Leasehold including entire freehold

**Parking:** Parking permit



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.