

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

Kerr&co



Clifton Avenue, London W12

A bright one bedroom flat providing 428 sq ft of accommodation, set on the First floor of this Victorian conversion.

This well-presented flat offers a modern open-plan reception room with an integrated kitchen, a double bedroom and a large bathroom. Clifton Avenue is a quiet residential street located off Askew Road with its abundance of independent shops, cafes and restaurants. Wider facilities can be found along the Uxbridge Road and at Westfield London with its transport hub and wide selection of shopping and leisure facilities. Transport links include the underground stations at Shepherd's Bush Market (Hammersmith & City and Circle lines), Shepherd's Bush (Central line) and Stamford Brook (District lines) as well as numerous local bus routes, easy access to the A4 and A40 and the overland station and Shepherd's Bush. Ravenscourt Park is a short walk away down Askew Road.

Asking Price: £360,000 Leasehold including a share in the freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com

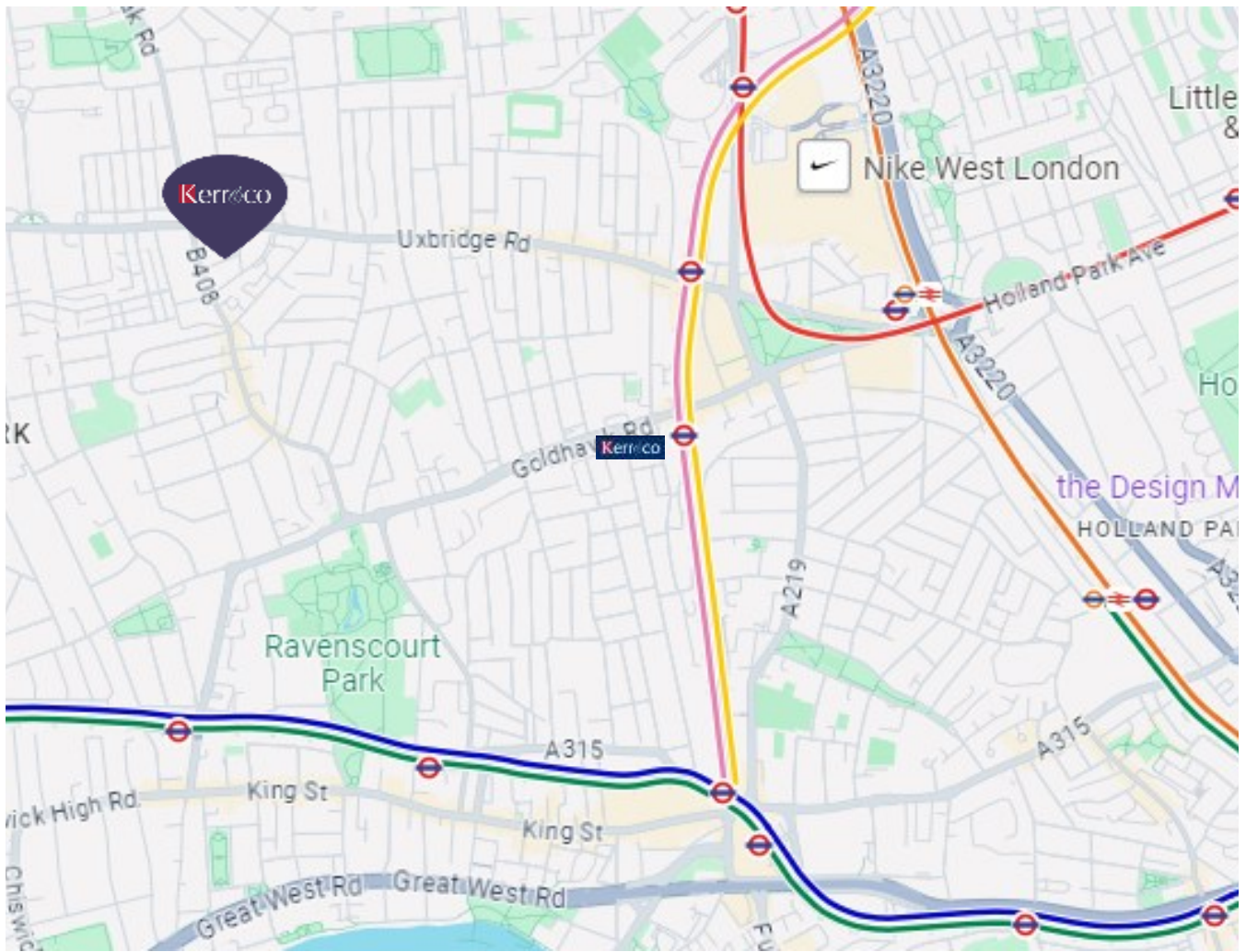




Clifton Avenue, London W12 9DR

One bed flat Victorian conversion flat.
 Reception room with open plan modern integrated
 kitchen.
 Double bedroom.
 Spacious Bathroom.
 Share in the Freehold.
 Quiet residential street located off the increasingly
 popular Askew Road.
 Within close proximity to the well renowned
 Westfield shopping complex.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 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.

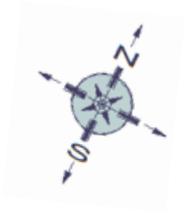
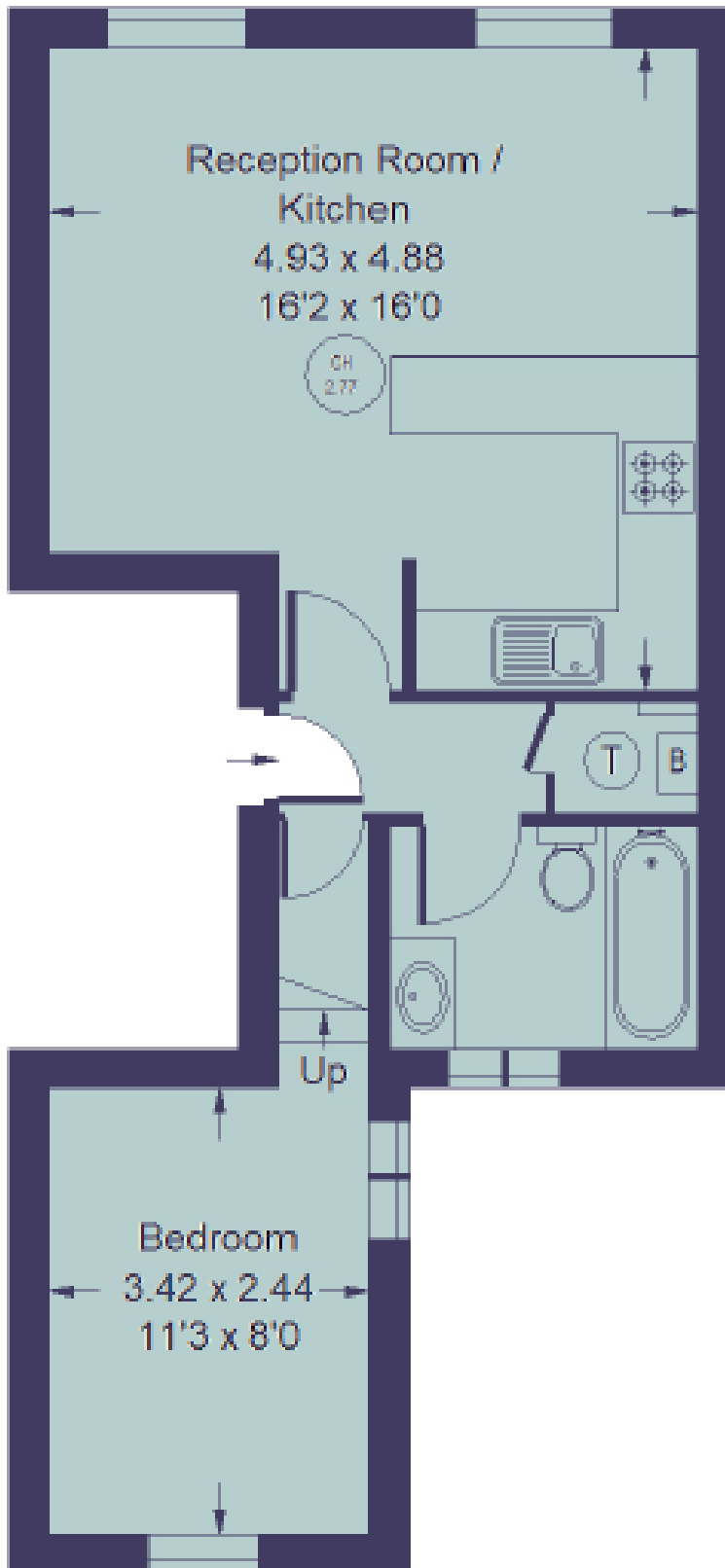
Tenure:	Share in the freehold with an underlying lease of 125 years from 25th March 1987. Currently being extended to 999 years.
Service Charge and Ground Rent:	None
Service charge covers	£447 in 2025 being this flats 30% contribution.
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1386.77 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Stairs up to flat door and internal stair case down to the bedroom
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood risk:	Available upon request

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Asking Price: **£360,000**

One bedroom Victorian conversion flat

Approximate gross internal floor area: **428 Sq. Ft./ 39.8 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/fitings 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.