

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

Kerr&co



Lime Grove, London W12

A beautifully presented two-bedroom flat, set on the first floor of an elegant Victorian conversion.

Recently refurbished, this well-arranged property offers 562 sq ft of accommodation comprising a newly fitted kitchen opening onto a bright reception/dining room, two double bedrooms, and a modern bathroom. The flat is ideally located on a sought-after residential street, within walking distance of Goldhawk Road, Shepherd's Bush, and Hammersmith stations (Hammersmith & City, Central, Circle, District and Piccadilly lines). The property also benefits from close proximity to the outstanding shopping, dining, and leisure facilities of Westfield London, including John Lewis and the exclusive Soho House private members' club.

Offers in excess of: £500,000 Share of Freehold

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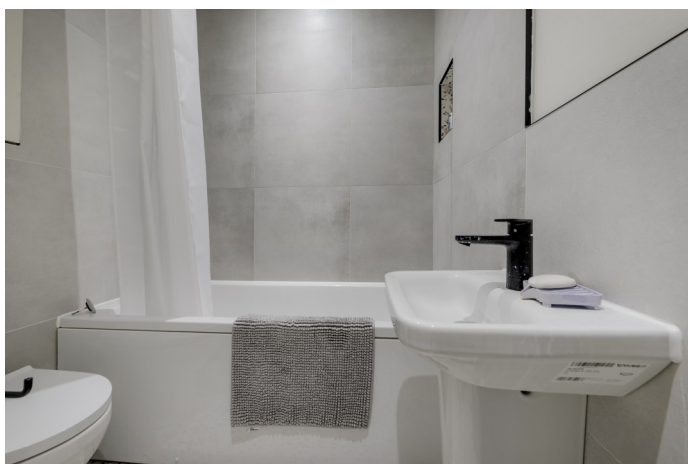


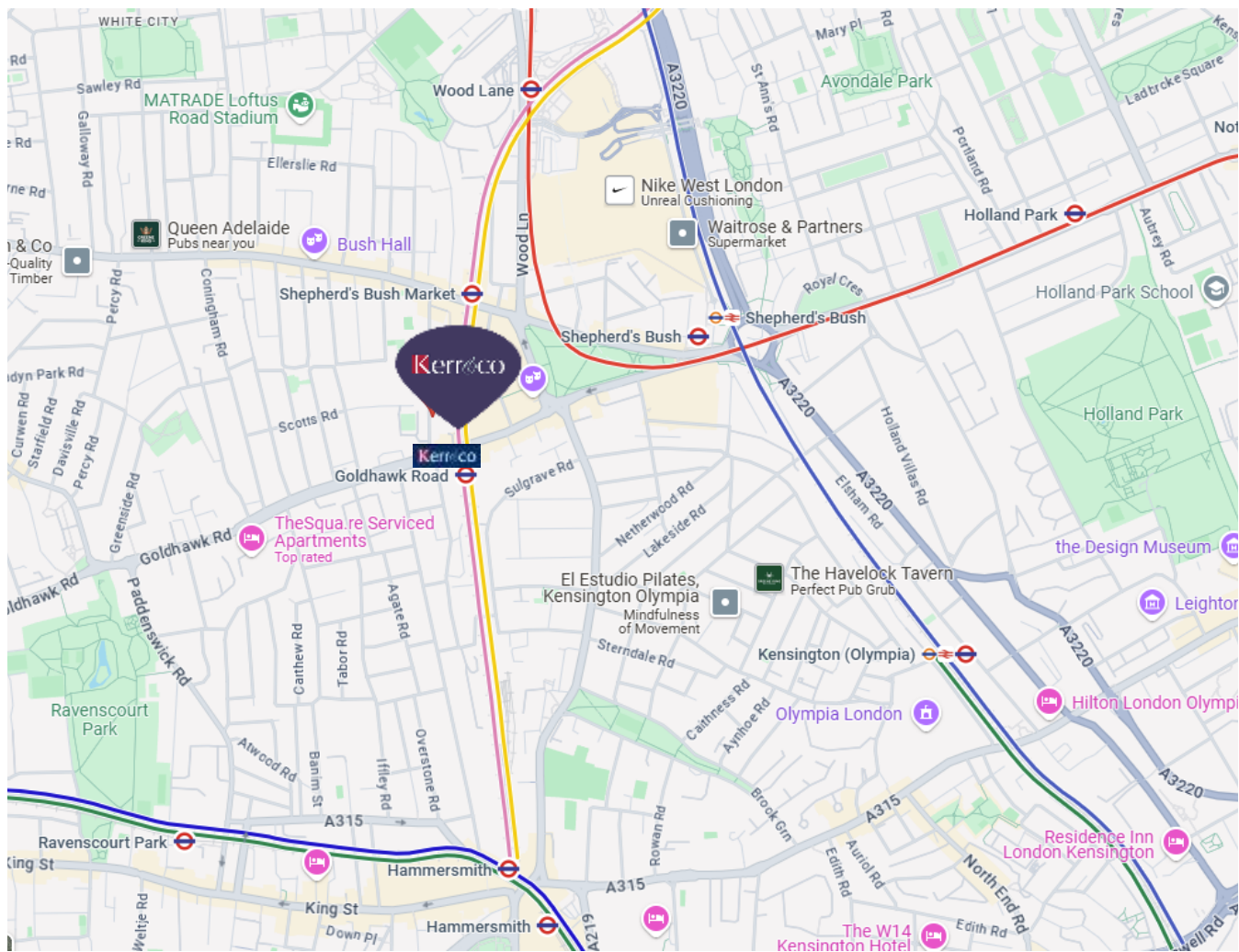


Lime Grove, London W12 8EE



Two double bedroom flat
 Reception room with open plan newly fitted
 integrated kitchen.
 New bathroom.
 Share of freehold.
 Double glazed windows.
 A stones throw from Goldhawk Road, Shepherd's
 Bush and Hammersmith underground stations
 (Central, Circle, Hammersmith & City, District and
 Piccadilly lines).
 Short walk from shopping amenities in the well
 renowned Westfield shopping complex.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 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.

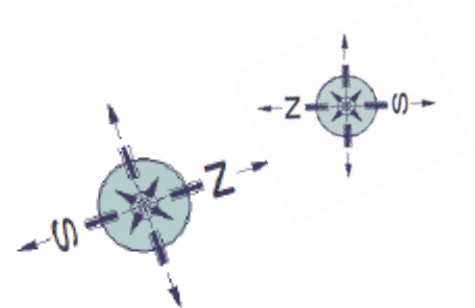
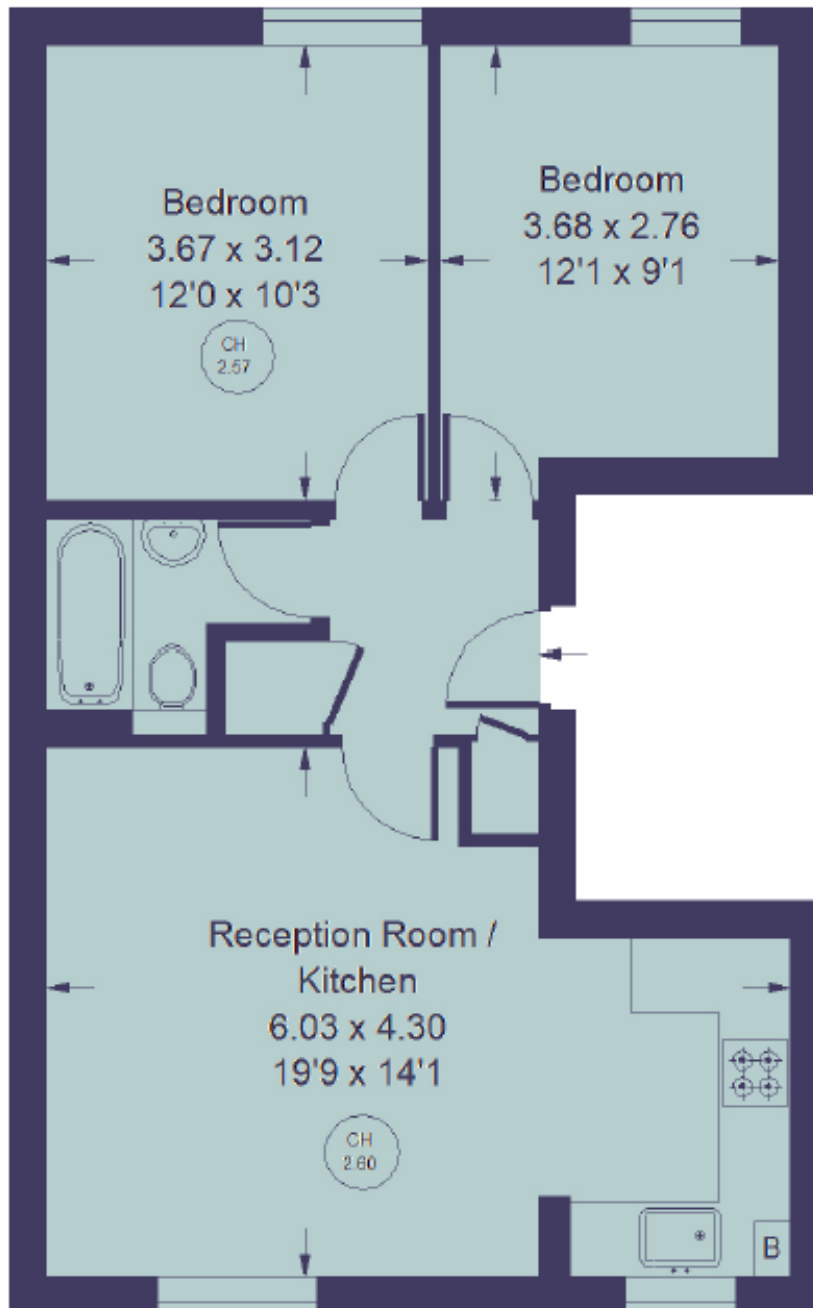
Tenure:	Share of freehold with underlying lease with 98 years remaining
Service Charge and Ground Rent:	Service charge a share of outgoings and ground rent peppercorn
Service charge covers	Building insurance and communal electricity
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1451.42 for current financial year 25/26)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps up to main entrance and flight of stairs to flat door.
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

Lime Grove W12 8EE

Offers in excess: **£500,000**

Two bedroom Victorian conversion first floor flat

Approximate gross internal floor area: **562 Sq. Ft./ 52.2 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.