

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

Kerr&co



Henley Court St Stephen's Avenue London W12

A two bedroom flat providing 590 sq ft of accommodation, set on the ground floor of this purpose built block of flats, benefitting from it's own private garden and a ceiling height in excess of 3 meters.

This well-presented and newly decorated two bed garden flat offers a modern open-plan reception room with an integrated kitchen, two bedrooms, 38 ft rear garden, and a large bathroom. With It's extremely high ceilings giving it a capacious feel, making this a rare find in London. Situated in a sought-after residential street in Shepherd's Bush, the property benefits from excellent transport links, being within walking distance from Goldhawk Road, and Shepherd's Bush stations (Hammersmith & City, Central, Circle, and Mildmay), as well as being in easy reach to the extensive shopping and leisure amenities of Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club.

Asking Price: £580,000 Leasehold

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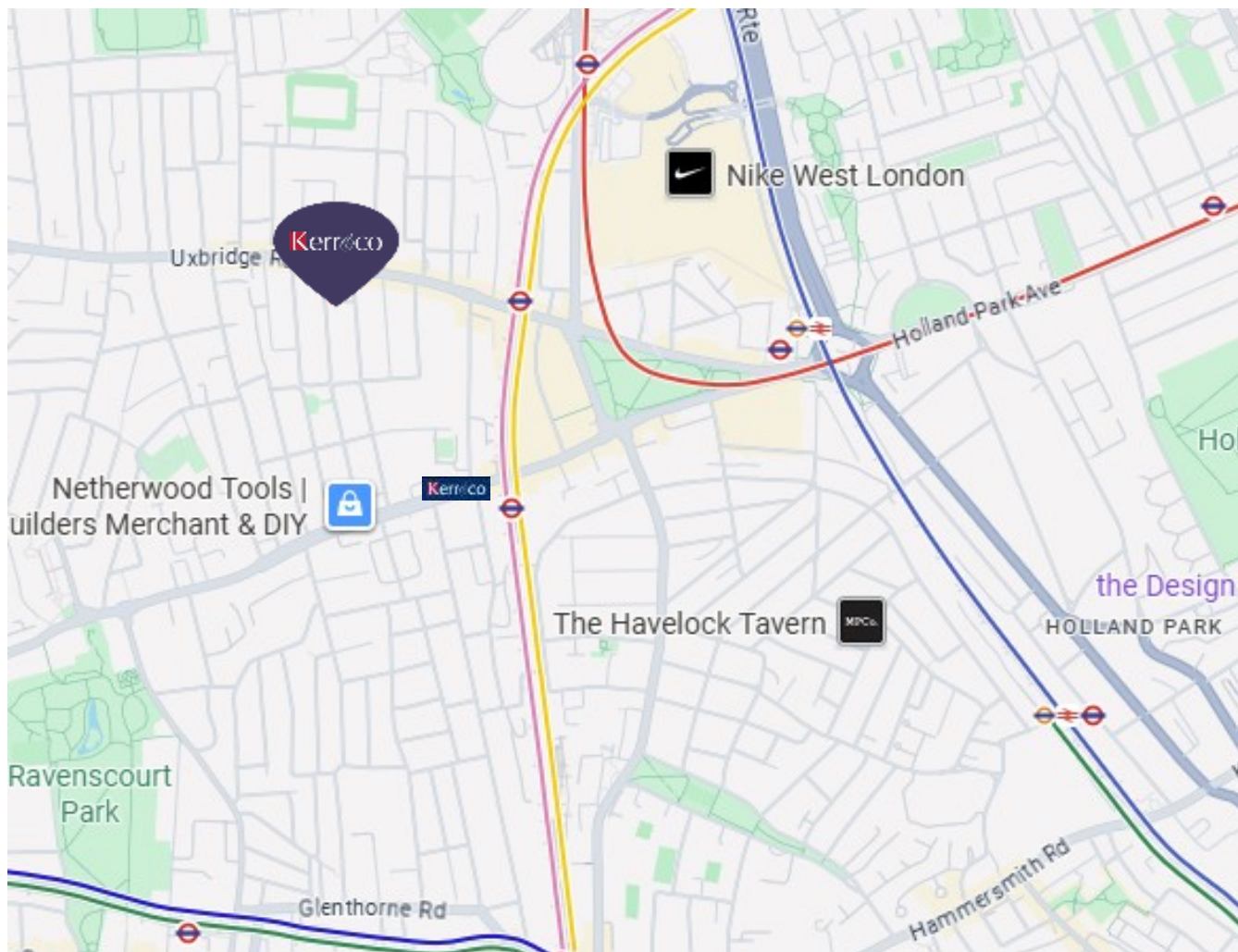




Henley Court St Stephen's Avenue London W12 8JA

Two bedroom garden flat
 Reception room with open plan modern integrated
 kitchen.
 East facing 38 ft private garden
 Spacious Bathroom.
 Well located for ease of access to Goldhawk Road and
 Shepherd's Bush underground stations (Central,
 Circle, Hammersmith & City and Mildmay 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	81 B
69-80	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.

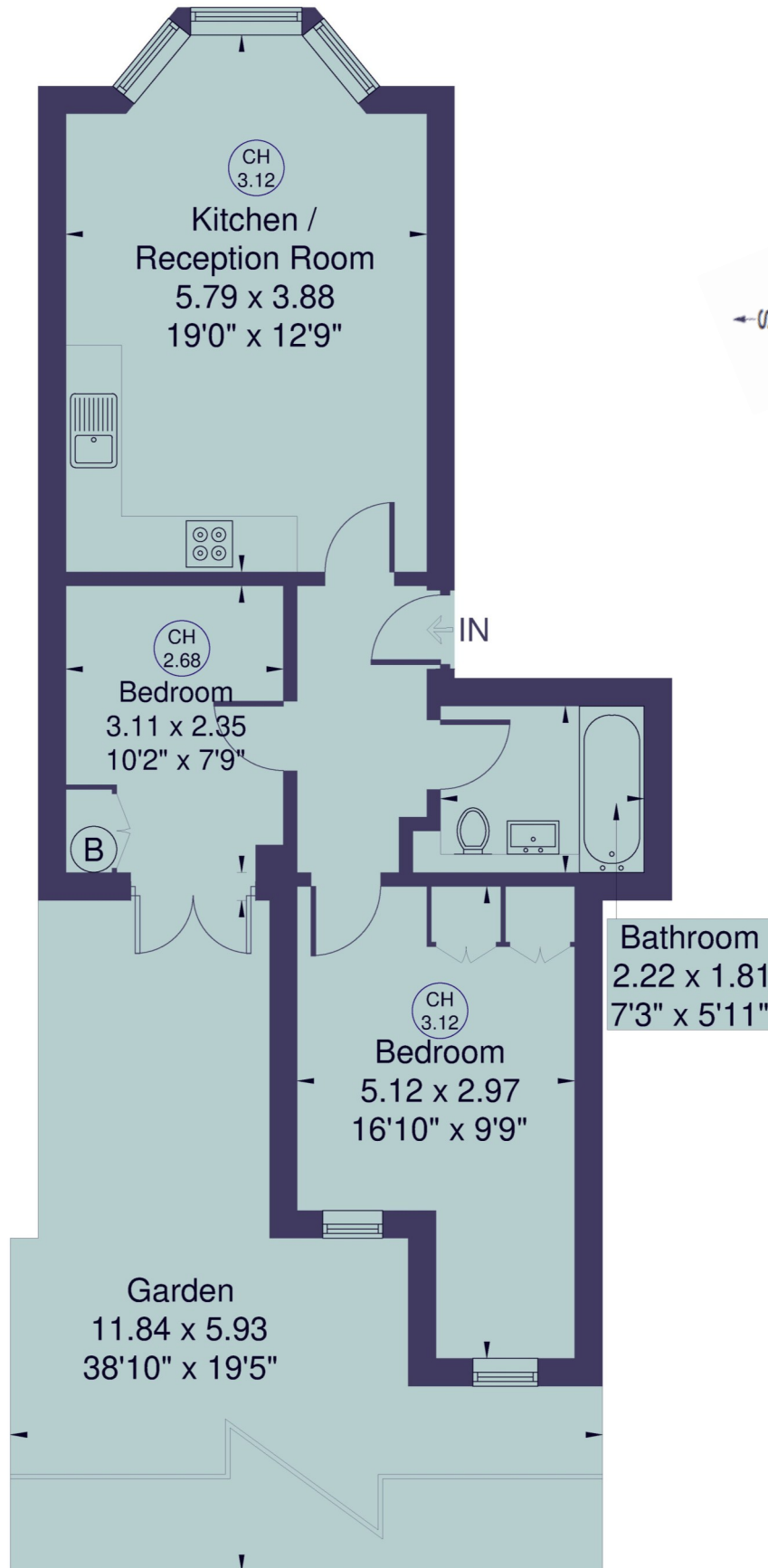
Tenure:	Leasehold of 150 years from 2012 (137 years remaining)
Service Charge and Ground Rent:	Circa £1,600 per annum (16.35% share) and £250 per annum ground rent
Service charge covers	Building insurance, communal electricity, repairs and maintenance, gardening, and management
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1386.77 for current financial year 24/25)
Parking:	No parking
Accessibility:	Level access throughout
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:	Ask Agent

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Asking Price: **£580,000**

Two bedroom purpose built garden flat

Approximate gross internal floor area: **590 Sq. Ft./ 54.8 Sq. M.**



Ground Floor

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.

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