

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

Kerr & Co



St Stephen's Avenue, London W12

A bright one bedroom flat providing 416 sq ft of accommodation, set on the raised ground floor of this Victorian conversion. To be sold chain free.

This flat offers a modern open-plan reception room with an integrated kitchen, a double bedroom, and a large bathroom. Situated in a sought-after residential street Shepherd's Bush, the property benefits from excellent transport links, being within walking distance from Goldhawk Road, Shepherd's Bush, and Hammersmith stations (Hammersmith & City, Central, Circle, District, Mildmay and Piccadilly lines), 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: £349,000 Leasehold

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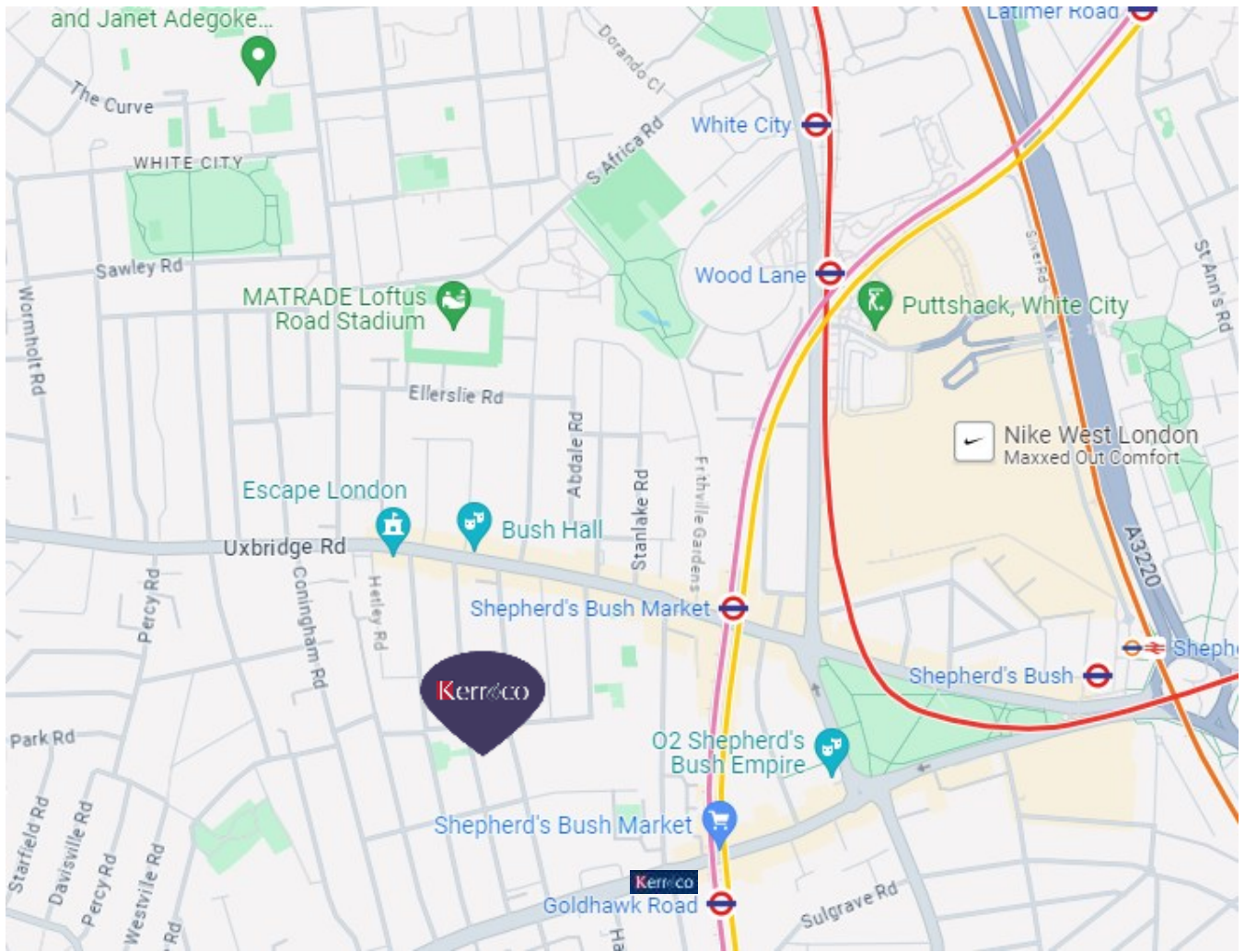
www.kerrandco.com





St Stephen's Avenue, London W12 8JB

One bedroom flat
 Reception room with open plan modern integrated
 kitchen.
 Spacious Bathroom.
 Built in storage.
 Chain Free
 Well located for ease of access to 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		
69-80	C	75 C	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.

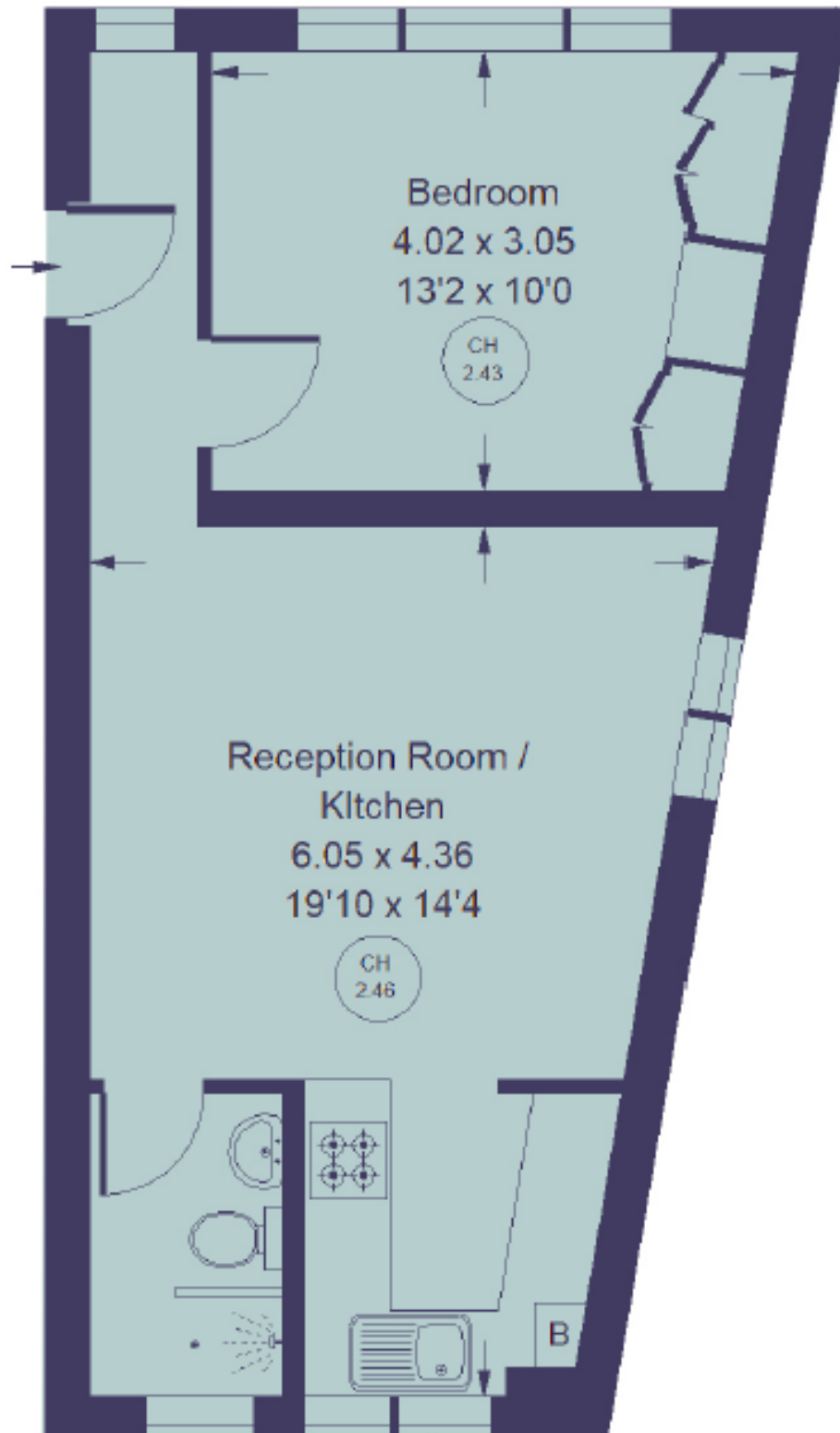
Tenure:	Leasehold with 125 years from 1997 (97 years remaining)
Service Charge and Ground Rent:	£3,490 in 2025; £2,478 in 2024 an £200 ground rent to be doubling after the first 33 years and doubling again at the 67th year until the end of the lease
Service charge covers	Building insurance, communal electricity, repairs and maintenance and management
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band C (£1,290.14 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps up to front doors
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

St Stephens Avenue W12 8JB

Asking Price: **£349,000**

One bedroom flat

Approximate gross internal floor area: **416 Sq. Ft. / 37.7 Sq. M.**



Raised 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/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.