

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

Kerr&co



Askew Crescent, London W12

A generous one bedroom flat providing 540 sq ft of accommodation, set on the first floor of this Victorian conversion, being sold chain free, and offers the opportunity to extend and improve to a buyers own taste (subject to planning permission).

This spacious flat grants the buyer a rare opportunity to modernise and enlarge, putting your own stamp on your next home. 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, Shepherd's Bush, and Hammersmith stations (Hammersmith & City, Central, Circle, District, and Piccadilly lines), as well as being within a 10 minute walk from the extensive shopping and leisure amenities of Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club.

Asking Price: £375,000 Leasehold

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Caxton Road, London W12 8AJ

Spacious one bedroom Victorian conversion first floor flat.

Reception room.

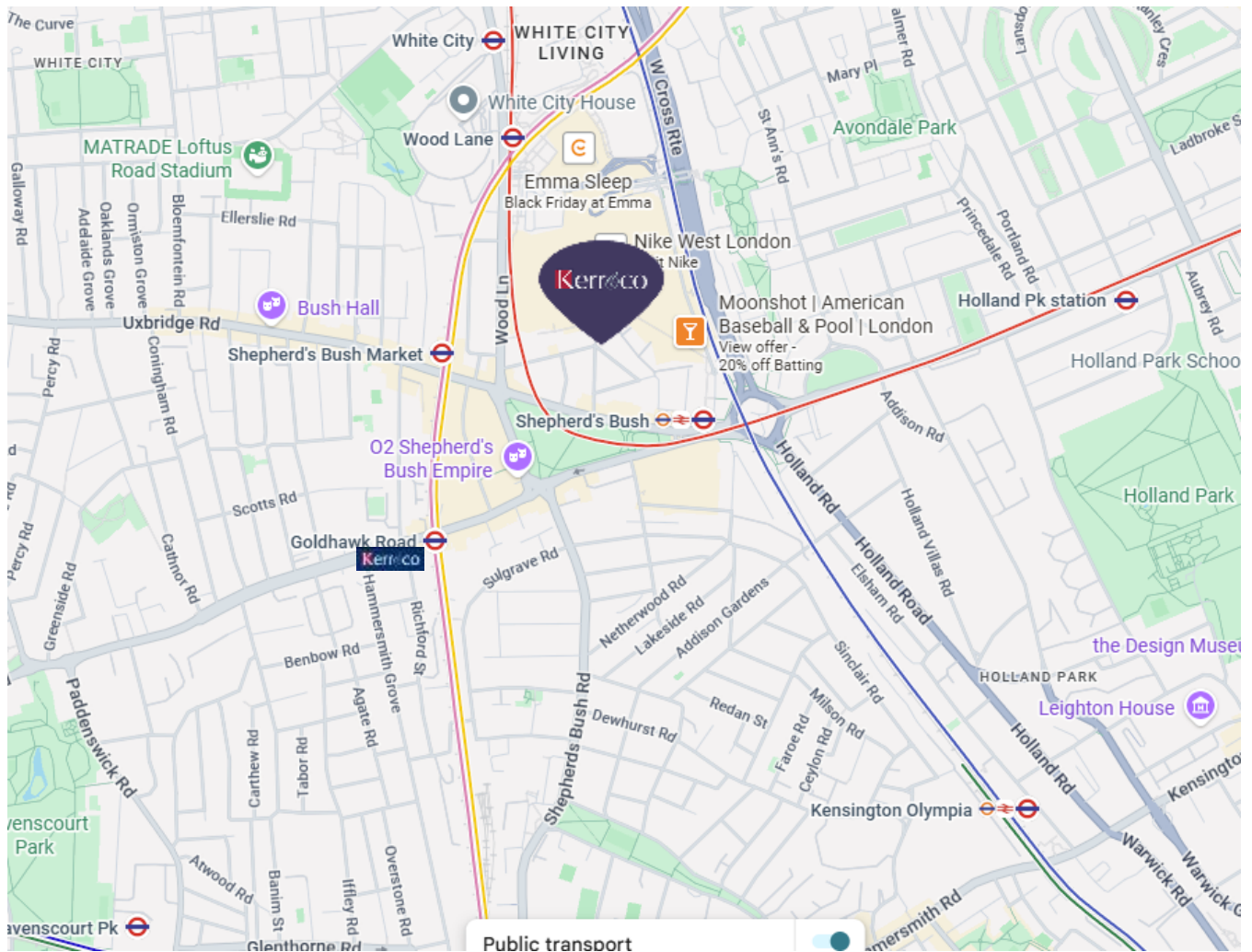
Separate kitchen.

Potential to extend and improve to a buyers taste
(subject to planning permission).

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		
55-68	D	55 D	64 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.

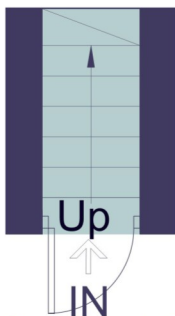
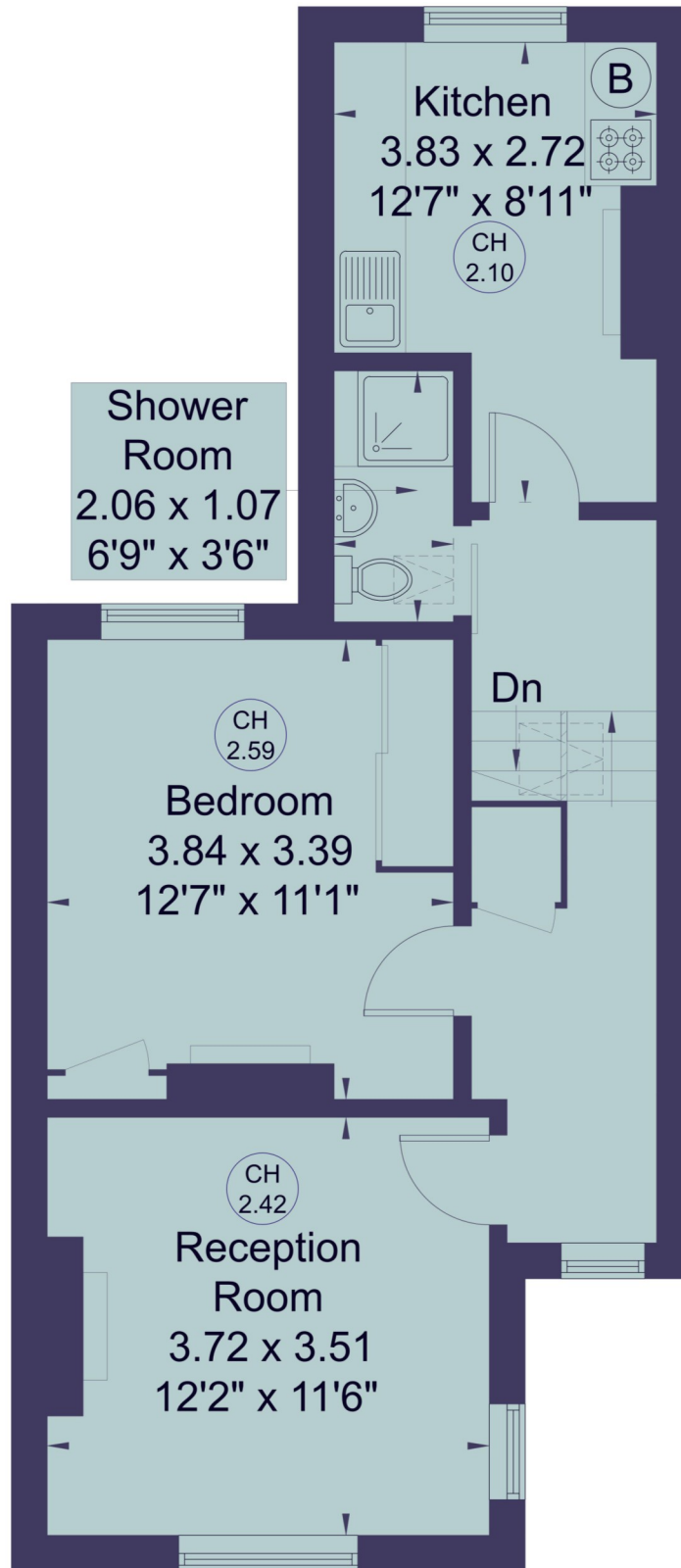
Tenure:	Leasehold of 125 years remaining
Service Charge and Ground Rent:	TBC
Service charge covers	Building insurance, communal electricity and repairs and maintenance
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band B (£1128.88 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Internal stair from flat door to the first floor
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

Caxton Road W12 8AJ

Asking Price: **£375,000**

One bedroom Victorian conversion flat

Approximate gross internal floor area: **540 Sq. Ft. / 50.2 Sq. M.**



Ground Floor

First Floor

1.3 sq m / 14 sq ft 48.9 sq m / 526 sq ft

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.