

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

Kerr&co



Boscombe Road, London W12

A generous three bedroom split level flat providing 1172 Sq. Ft of accommodation, set on the ground floor and lower ground floor, benefitting from a spacious reception room with a light and bright arrangement as well a private rear patio garden.

This well-presented flat offers a light west facing reception room, a spacious kitchen breakfast room and a modern shower room. The lower ground offers three generously proportioned bedrooms with one being a en-suite with a walk-in wardrobe. At the back of the property is a east facing private patio. Situated in close proximity to an array of excellent transport links, Goldhawk Road, Shepherd's Bush Market and Shepherd's Bush underground stations (Hammersmith & City, Central and Circle 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.

Offers in excess of: £675,000 Share of freehold

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Boscombe Road, London W12 9HT

Spacious three bedroom split level flat.
Bright west facing reception and a large kitchen/diner room.

Private rear garden.

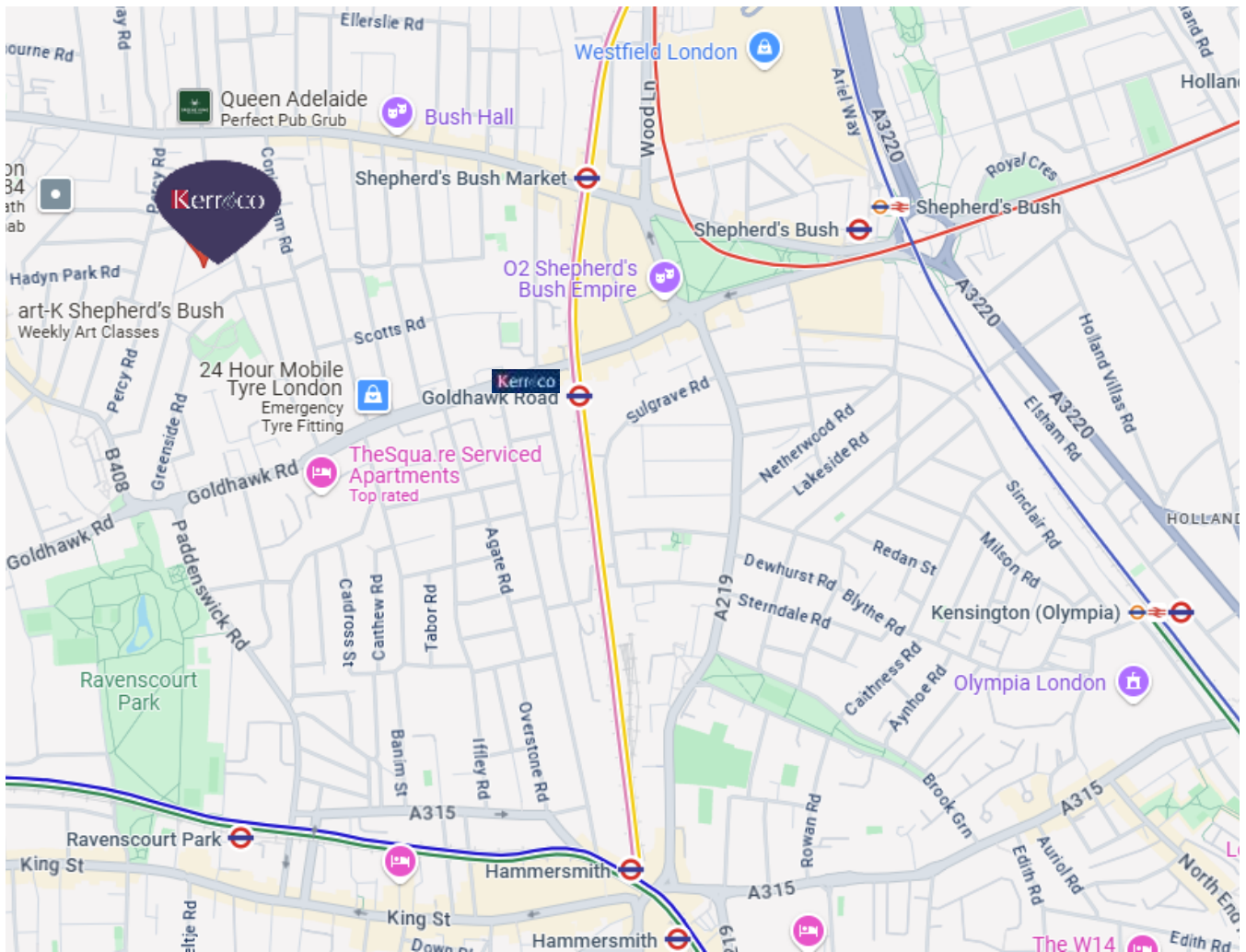
En-Suite bathroom.

Well located for ease of access to Ravenscourt park,
Shepherd's Bush and Shepherd's Bush Market
underground stations (Central, Circle, Hammersmith
& City lines).

Short walk from shopping amenities in the renowned
Westfield shopping and leisure complex.

No chain.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	79 C
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 in excess of 900 years
Service Charge and Ground Rent:	£870.00 per annum
Service charge covers	Building insurance, communal electricity, repairs and maintenance
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band E (£1,451 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Entrance on ground 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:	Available upon request

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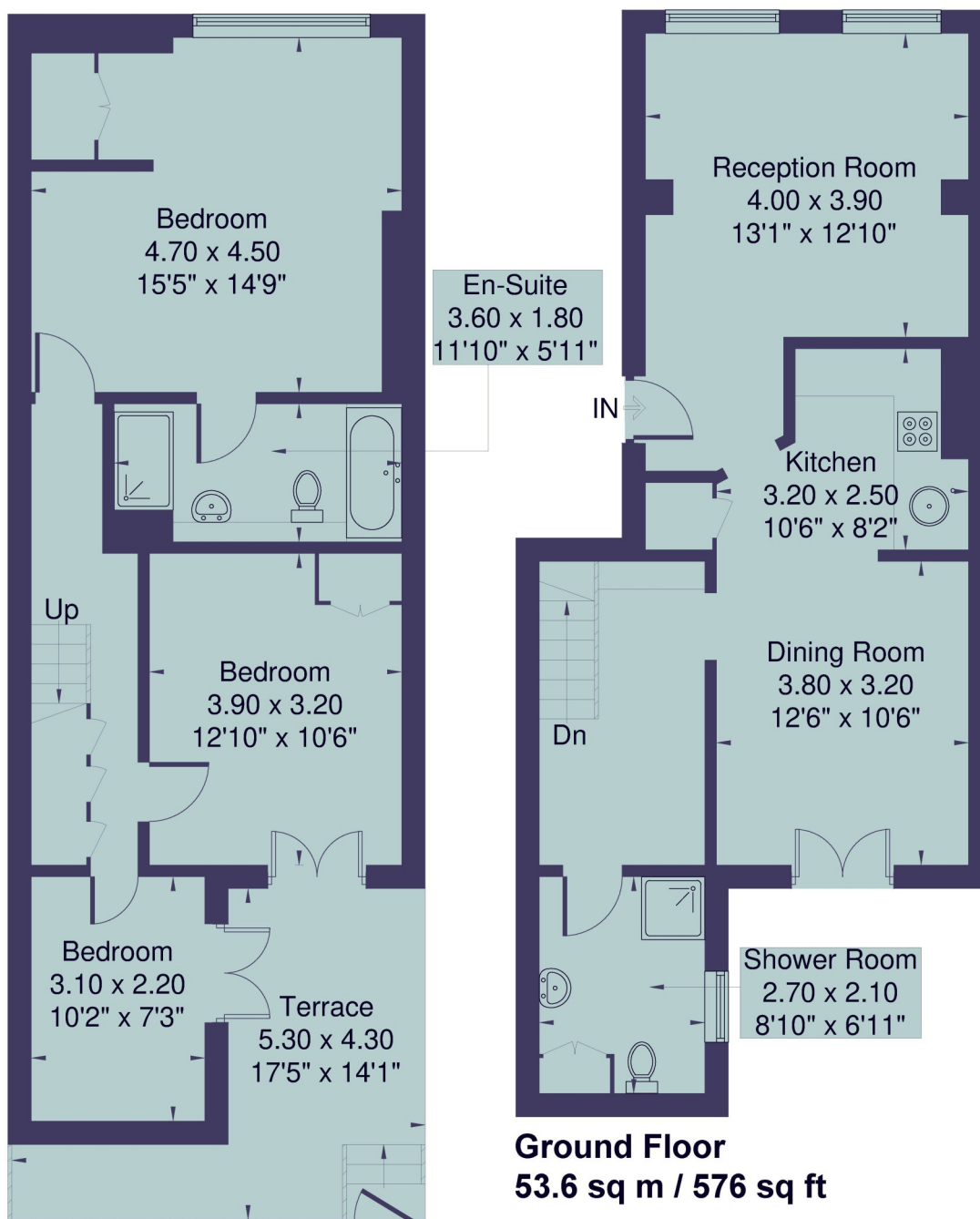
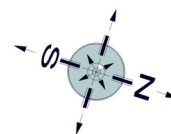
Offers in excess of: **£675,000**

Three bedroom flat in a Edwardian terraced building

Approximate gross internal floor area: **1172 Sq. Ft. / 109 Sq. M.**

Boscombe Road

Approximate Gross Internal Area = 109 sq m / 1172 sq ft



Ground Floor
55.4 sq m / 596 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance
Plan is for illustration purposes only, not to be used for valuations.

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