

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

Kerr & Co



Bloemfontein Road, London W12

A generous two bedroom flat providing 729 sq ft of accommodation, set on the first floor of this Victorian conversion, benefitting from the entire freehold and ownership of the loft space, this flat grants a rare opportunity for a buyer to extend and improve to their own taste (subject to planning permission).

This spacious flat offers a spacious reception room, a separate kitchen, two double bedrooms, and a large bathroom. Benefitting from the entire freehold and potential to improve and extend, allowing potential buyers an opportunity to add their own stamp to their next home (STPP). Situated in the heart of Shepherd's Bush, the property benefits from excellent transport links, being within walking distance from Shepherd's Bush Market and Shepherd's Bush stations (Hammersmith & City, Central, Circle and Mildmay 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: £460,000 Leasehold to include entire freehold

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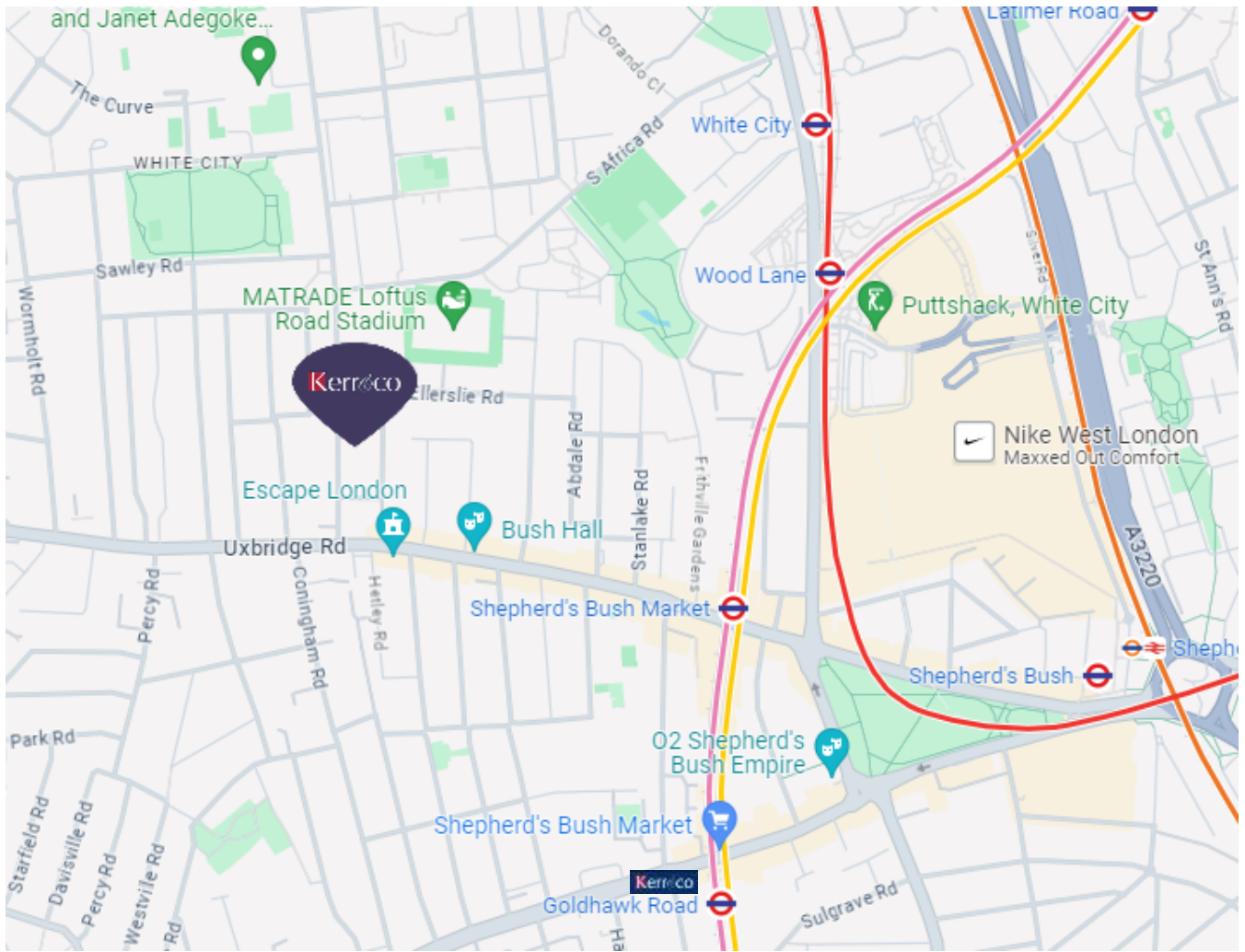


Bloemfontein Road, London W12 7BH

Spacious two bedroom flat
 Potential to extend into the loft (subject to planning permission).
 Entire Freehold.
 729 Sq. Ft.

Well located for ease of access to Shepherd's Bush Market and Shepherd's Bush 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		
69-80	C	71 C	78 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.

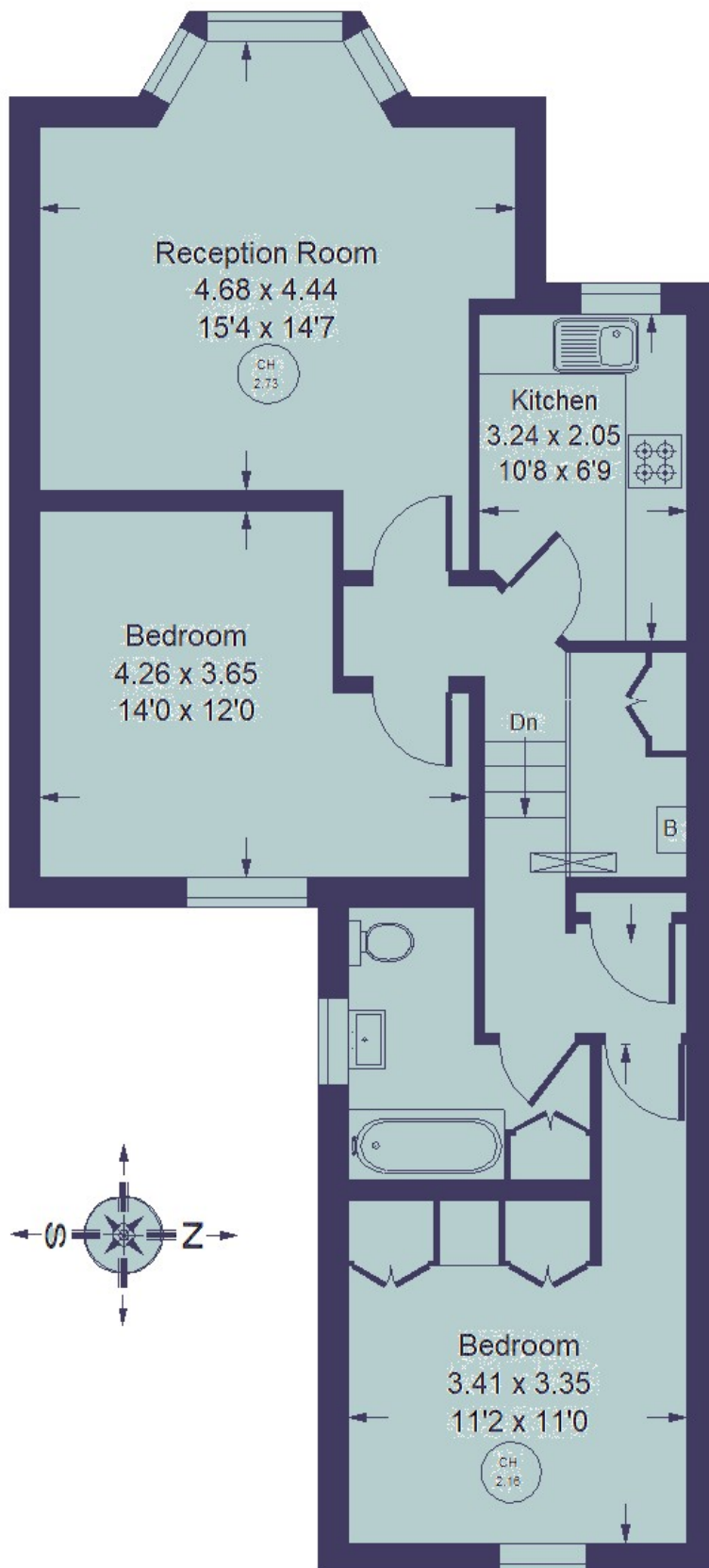
Tenure:	Long leasehold to include the entire freehold
Service Charge and Ground Rent:	Charged on an as and when basis
Service charge covers	Building insurance, communal electricity and repairs and maintenance
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1386.77 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Stair case up to 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

Bloemfontein Road W12 7BH

Asking Price: **£460,000**

Two bedroom Victorian conversion flat

Approximate gross internal floor area: **729 Sq. Ft./ 67.7 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.