

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

Kerr&co



The Grove, London W6

A new build, one bedroom flat providing 560 sq ft of accommodation, set on the third floor of this new build block of flats, benefitting from lift access and a west facing terrace.

One bedroom flat

Reception room with open plan modern integrated kitchen.

West facing terrace

Spacious Bathroom.

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.

Asking Price: £500,000 Long Leasehold

020 8743 1166
sales@kerrandco.com

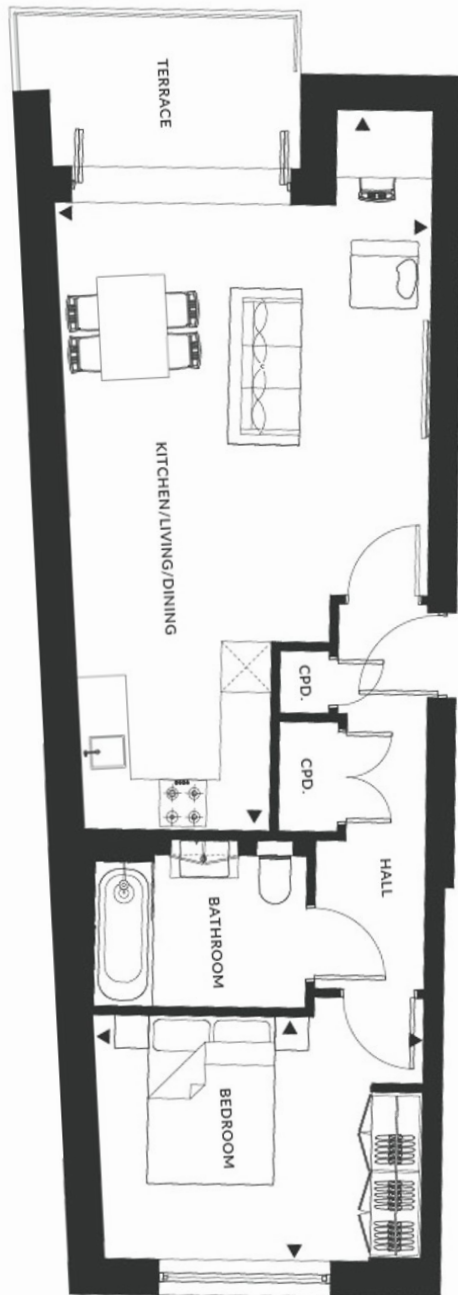
020 8743 4332
lettings@kerrandco.com

www.kerrandco.com



APARTMENT 11

CHAPLIN APARTMENTS



1 BEDROOM APARTMENT

52 SQM / 560 SQFT

Kitchen	2.3 x 2.3m	7' 7" x 7' 7"
Living	6.3 x 4.6m	20' 8" x 15' 1"
Bedroom	2.9 x 3.9m	9' 6" x 12' 10"
Terrace	3.3 x 1.8m	10' 10" x 5' 11"

/36

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.

The Grove W6

Asking Price: **£500,000**

One bedroom new build flat

Approximate gross internal floor area: **560 Sq.**

Ft./ 52 Sq. M.

Tenure: New lease of 250 years

Service Charge and Ground Rent: £1,756.42 and peppercorn

Service charge covers Building insurance, communal electricity, repairs and maintenance, accounting and management

Local Authority: LBHF

Council Tax: TBC

Parking: Car free scheme

Accessibility: Internal stairs and lift access to all levels

Connected services / utilities: Mains water and drainage, electricity, telephone and broadband (both fibre and cable available locally).

Heating: District heating system providing hot water and heating via radiators.

Flood risk: Ask Agent

The Grove | W6 FLOORPLANS & SPECIFICATIONS

