

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

**Kerr**&co



## **Coningham Road, London W12**

**A beautifully presented, recently fully refurbished two bedroom flat set on the top floor of this Victorian converted building.**

This large well finished flat offers 646 Sq Ft of accommodation, being entered on the floor beneath comprises of two double bedrooms, bathroom, eat in kitchen and reception room. The flat is well located for ease of access to the broad selection of local shopping, leisure and transport connections at Goldhawk/ Uxbridge Road's and Shepherd's Bush Common including the transport hub at Westfield London.

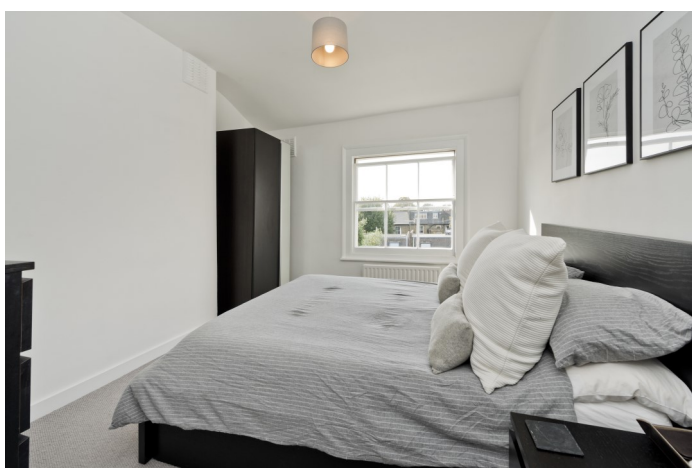
**Asking price: £500,000 Leasehold**

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## **Coningham Road, London W12 8BU**

Recently refurbished flat to a high level.

Two double bedrooms.

Entered on the floor beneath offering circa 650 Sq Ft of accommodation.

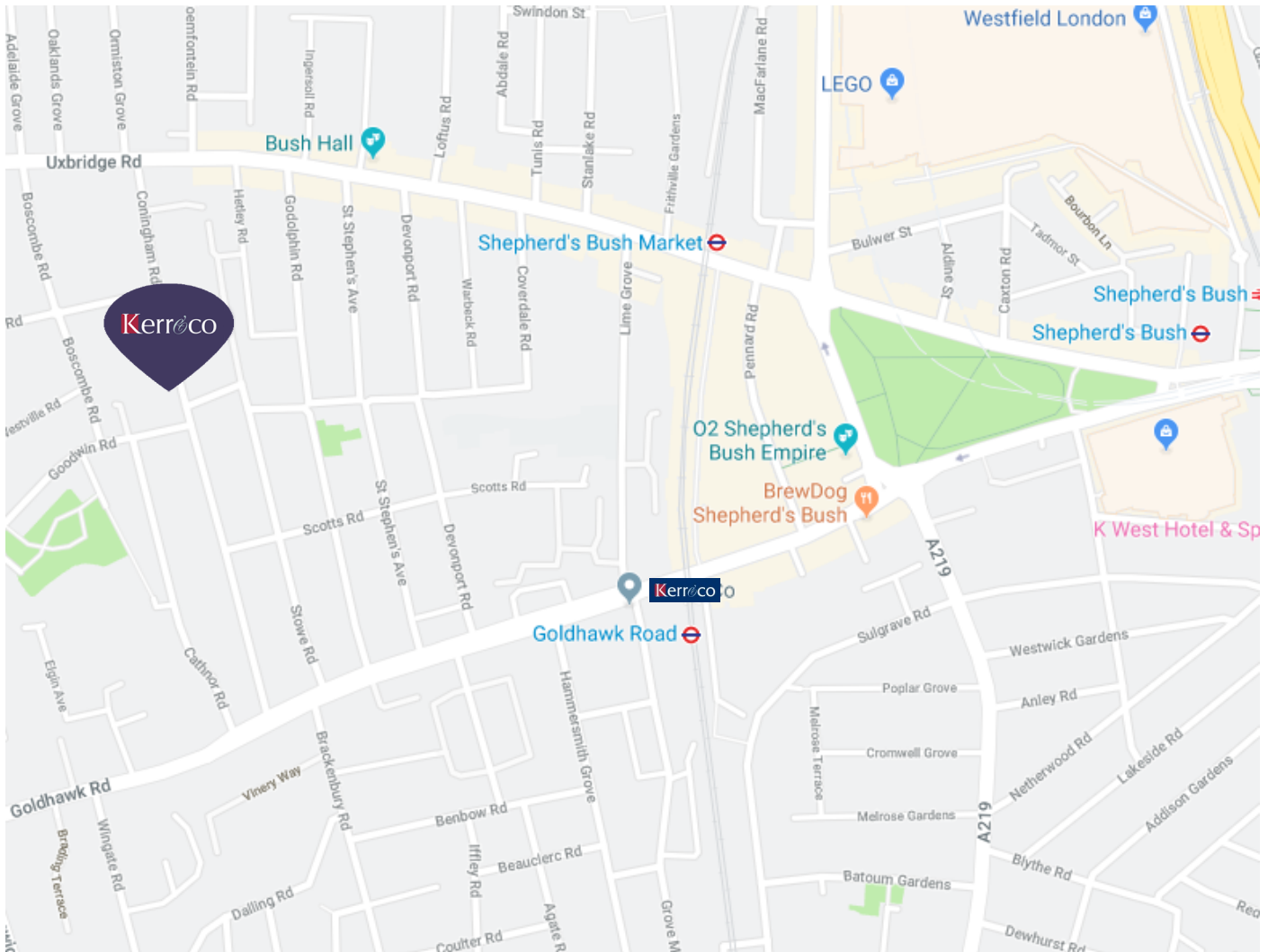
Centrally located for ease of access to local transport, shopping and leisure facilities.

Eat-in kitchen.

Bathroom.

Ideal first-time purchase .





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 and other pertinent information:

Leasehold long lease

Ground rent: £10 per annum

Service charge: £600 per annum

Service charge covers; maintenance, repairs, insurance contribution, communal electricity

EPC Rating: **C75**

Parking: Residents parking permit

Council Tax: Band D

Connected services and utilities: Mains water and drainage, gas, electricity, telephone and broadband.

Accessibility: stepped access

**Coningham Road, W12 8BU**

Asking price: **£500,000**

**Two bedroom top floor flat**

Approximate gross internal floor area: **646 Sq. Ft. (60 Sq. M.)**



**First Floor**

**Second Floor**

**Kerrico**

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1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or 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. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.  
2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.  
3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.