

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

Kerr&co



Scotts Road, London W12

A Spacious and Well-Presented One-Bedroom Flat with Private Parking.

Situated on the top floor of a well-managed development, this generous one-bedroom flat offers 572 sq ft of bright and airy living space. The property features a large 15'2 x 14'11 reception room that flows into a well-equipped kitchen, a family bathroom, and a spacious bedroom with a built in wardrobe space plus additional attic storage. This homely flat benefits from private off-street parking space which is designated to this flat. Scotts Road is ideally located for excellent transport links, with shopping and leisure facilities easily accessible along Goldhawk Road, Westfield London, and Shepherd's Bush Green. The property is also in the catchment area for top local schools, including the award-winning St. Stephen's and Coverdale Primary Schools.

Asking Price: £375,000 Leasehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com





Scotts Road, London W12 8HP

Light top floor flat.

Well managed development.

Offers 572 Sq Ft of accommodation.

Private off street parking space.

Spacious reception room 15'2 x 14'11.

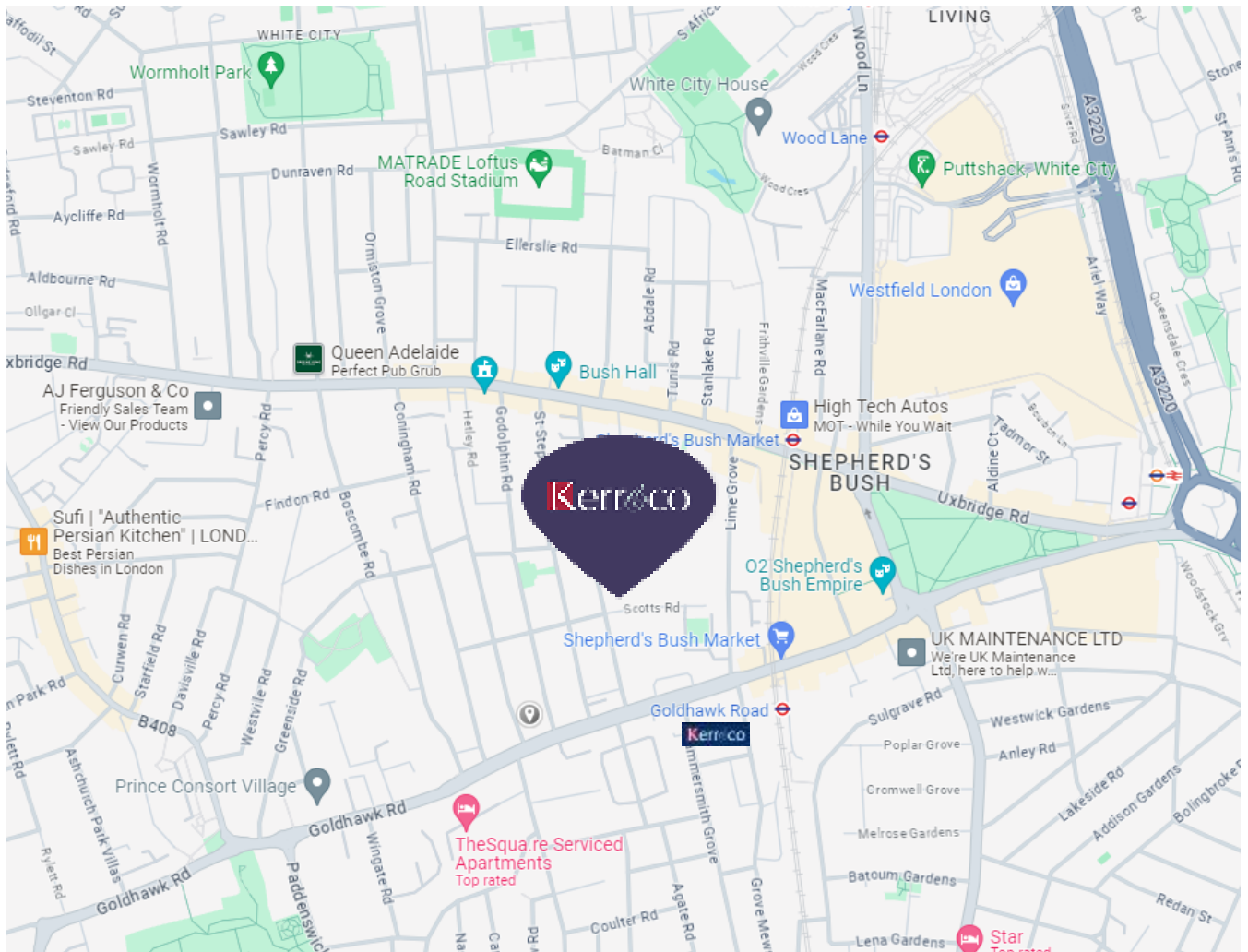
Family bathroom.

Bedroom with storage space.

Long lease.

Situated on this popular location which is within easy access of shopping facilities and transport links along Goldhawk/Uxbridge Road's, Shepherd's Bush Green and the Westfield complex.





Scotts Road, London W12 8HP

Asking Price: **£375,000**

Tenure: **Leasehold**

Approximate gross internal floor area: **572 Sq. Ft./ 53.2 Sq. M.**

EPC Rating: **C74**

Lease: **189 years from 15th October 2014**

Ground rent: **Peppercorn**

Service charge: **£1,694 per annum**

(includes repairs, maintenance, cleaning communal areas, building insurance, gardening, management fee)

Council Tax: **Hammersmith and Fulham Band C (£1,232.68 for 24/25)**

Parking: **Off street private parking space**

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

Heating: **Gas central heating via radiators**

Accessibility: **Two flights of stairs**

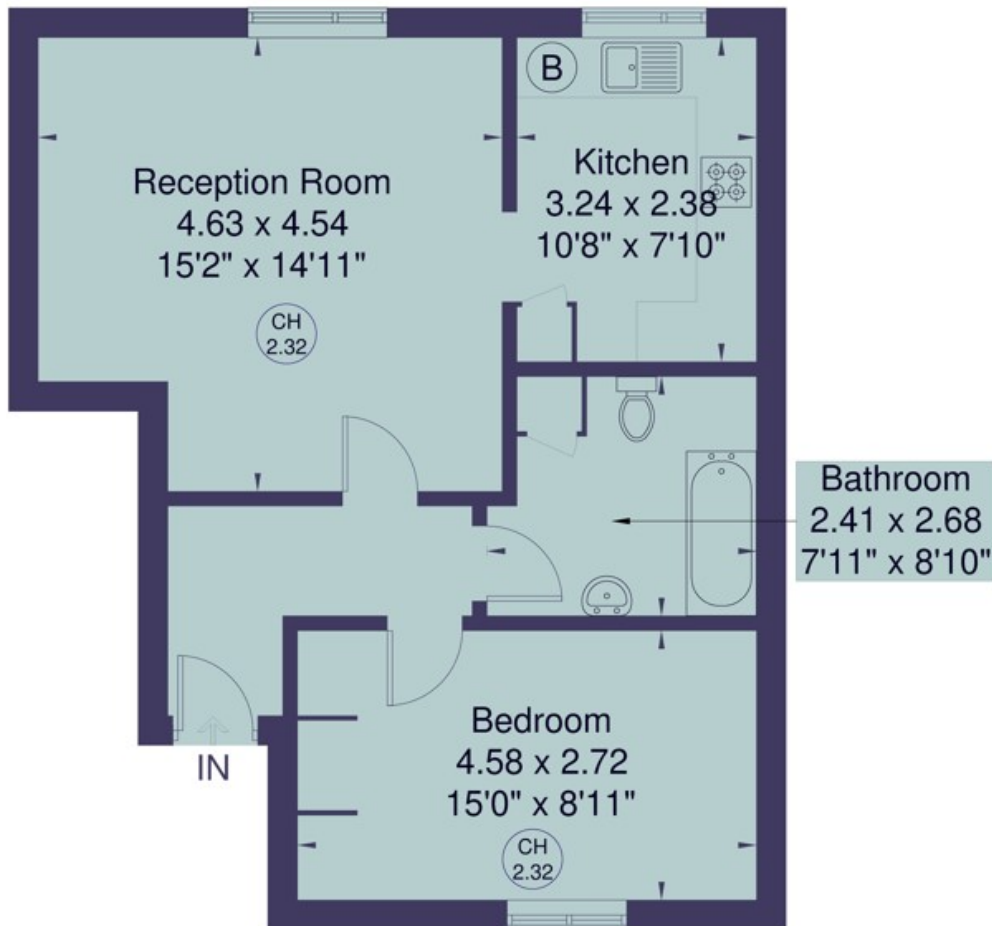
Flood risk: Surface water: **Very Low** Rivers and Sea: **Very Low**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 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.



Second Floor



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.