

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

Kerr&co



Leysfield Road, London W12

Occupying the top floor of an attractive detached Victorian conversion, this bright and well-proportioned two double bedroom flat provides just shy of 700 sq ft of accommodation and is situated on a quiet residential no-through road in Shepherd's Bush with a dual-aspect on Greenside Road and Leysfield Road.

The accommodation comprises a spacious reception room, separate kitchen, two double bedrooms and a large modern bathroom. The property is presented in good condition throughout and offers buyers the opportunity to move straight in whilst still adding their own personal touch over time.

Leysfield Road is conveniently positioned within walking distance of the excellent amenities along Askew Road and the extensive shopping and leisure facilities of Westfield London including John Lewis and the exclusive SoHo House private members' club. Goldhawk Road, Shepherd's Bush and Ravenscourt Park stations are all within easy reach, providing access to the Hammersmith & City, Circle, Central, District and Mildmay lines.

Asking Price: £500,000 Leasehold

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Leysfield Road, London W12 9JF

Spacious two bedroom top floor flat

Bright reception room.

Separate kitchen.

687 sq ft (63.8 sq m) of internal accommodation.

Large Bathroom.

Quiet residential no-through road.

Walking distance to Goldhawk Road, Shepherd's Bush

and Ravenscourt Park stations (Central, Circle,

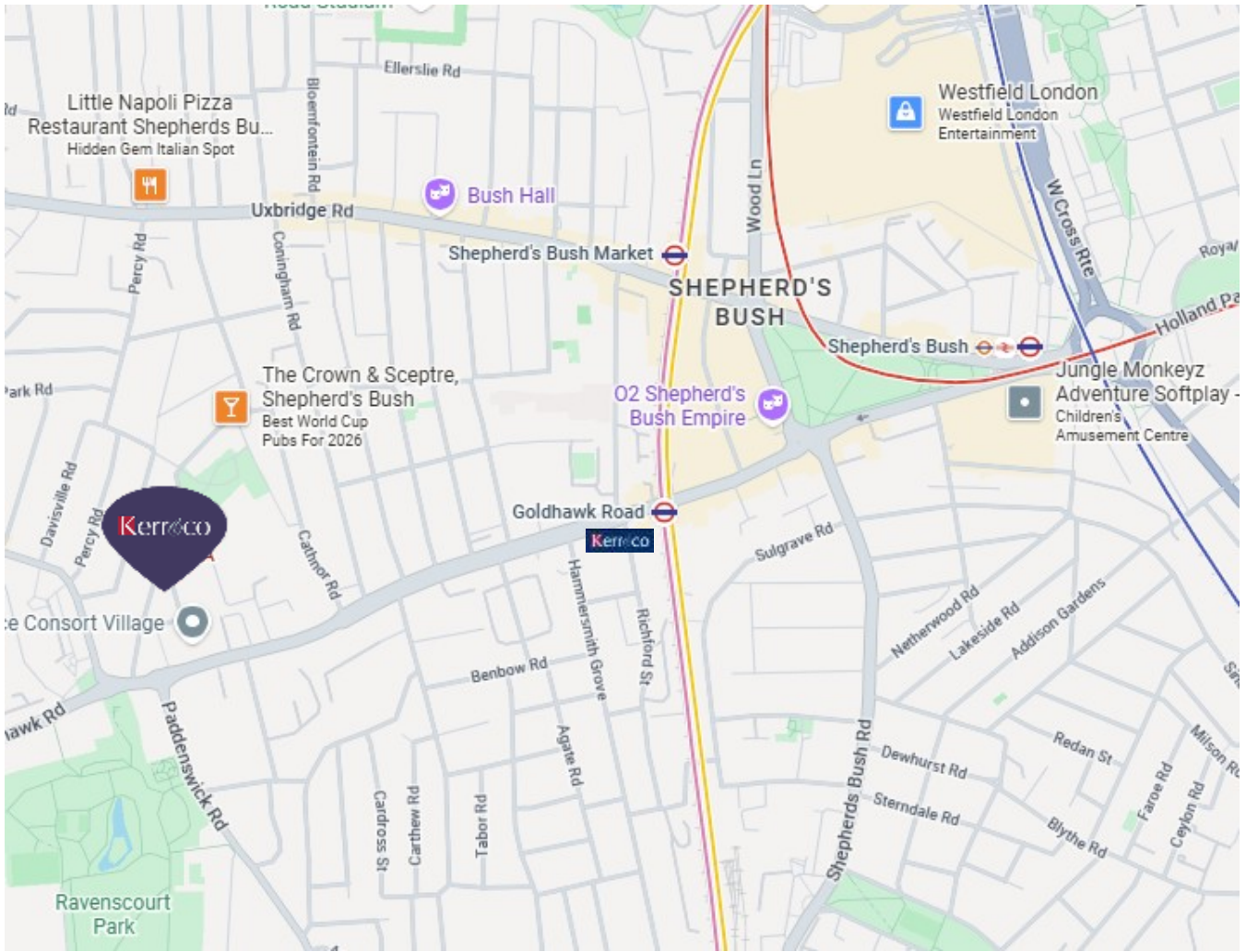
Hammersmith & City, District and Mildmay lines).

Close to the shops, cafés and restaurants of Askew

Road.

Within easy reach of Westfield London.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 67 D | 77 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.

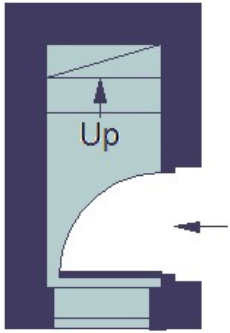
| | |
|---------------------------------|---|
| Tenure: | Leasehold of 125 years from 15th August 2021 (120 years remaining) |
| Service Charge and Ground Rent: | £1,500 per annum service charge and £10 per annum ground rent |
| Service charge covers | Repairs and maintenance, building insurance and communal electricity |
| Local Authority: | London Borough of Hammersmith & Fulham |
| Council Tax: | Band D (£1,519.51 for current financial year 26/27) |
| Parking: | Eligible for a L.B.H.F. residents parking permit |
| Accessibility: | Steps up to front doors and stairs 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 |

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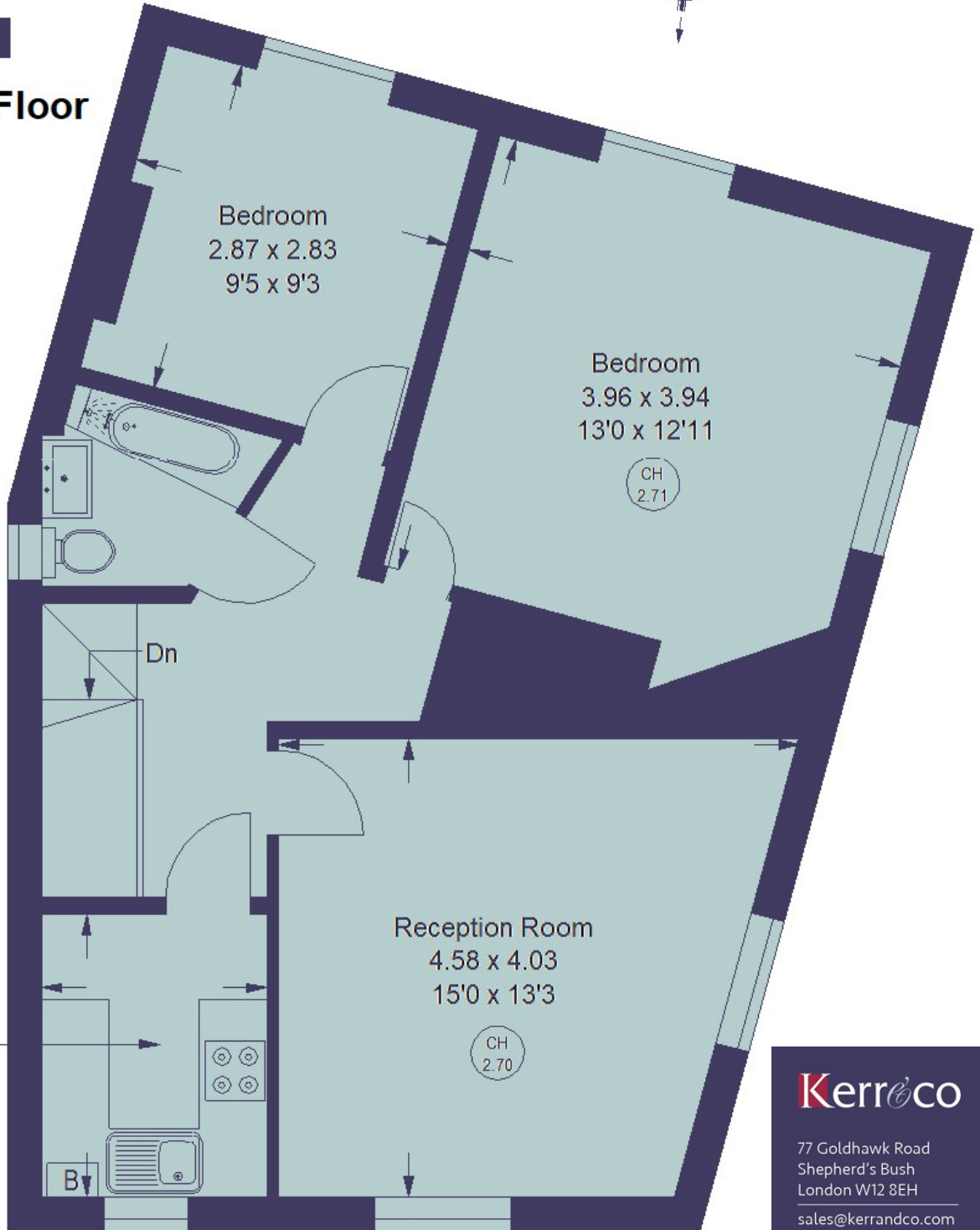
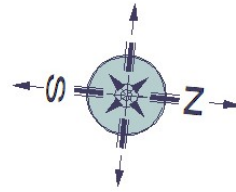
Asking Price: **£500,000**

Two bedroom Victorian conversion flat

Approximate gross internal floor area: **687 Sq. Ft./ 63.8 Sq. M.**



Ground Floor



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/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.