

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

Kerr & Co



St Stephens Avenue, London W12

A generous two bedroom maisonette providing 930 sq ft of accommodation, set on the top two floors of this Victorian conversion.

This well-presented, spacious flat offers a stylish and bright reception room with a separate kitchen, two bedrooms, and two bathrooms. Benefiting from a south facing aspect in both the reception room and principle bedroom and generous storage. Situated in a sought-after residential street in Shepherd's Bush, the property benefits from excellent transport links, being within walking distance from Shepherd's Bush Market, Shepherd's Bush, and Hammersmith stations (Hammersmith & City, Central, Circle, District, Mildmay and Piccadilly 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.

Offers in excess of: £600,000 Share of freehold

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St Stephens Avenue, London W12 8JD

Spacious two bedroom top floor flat

Characterful reception room.

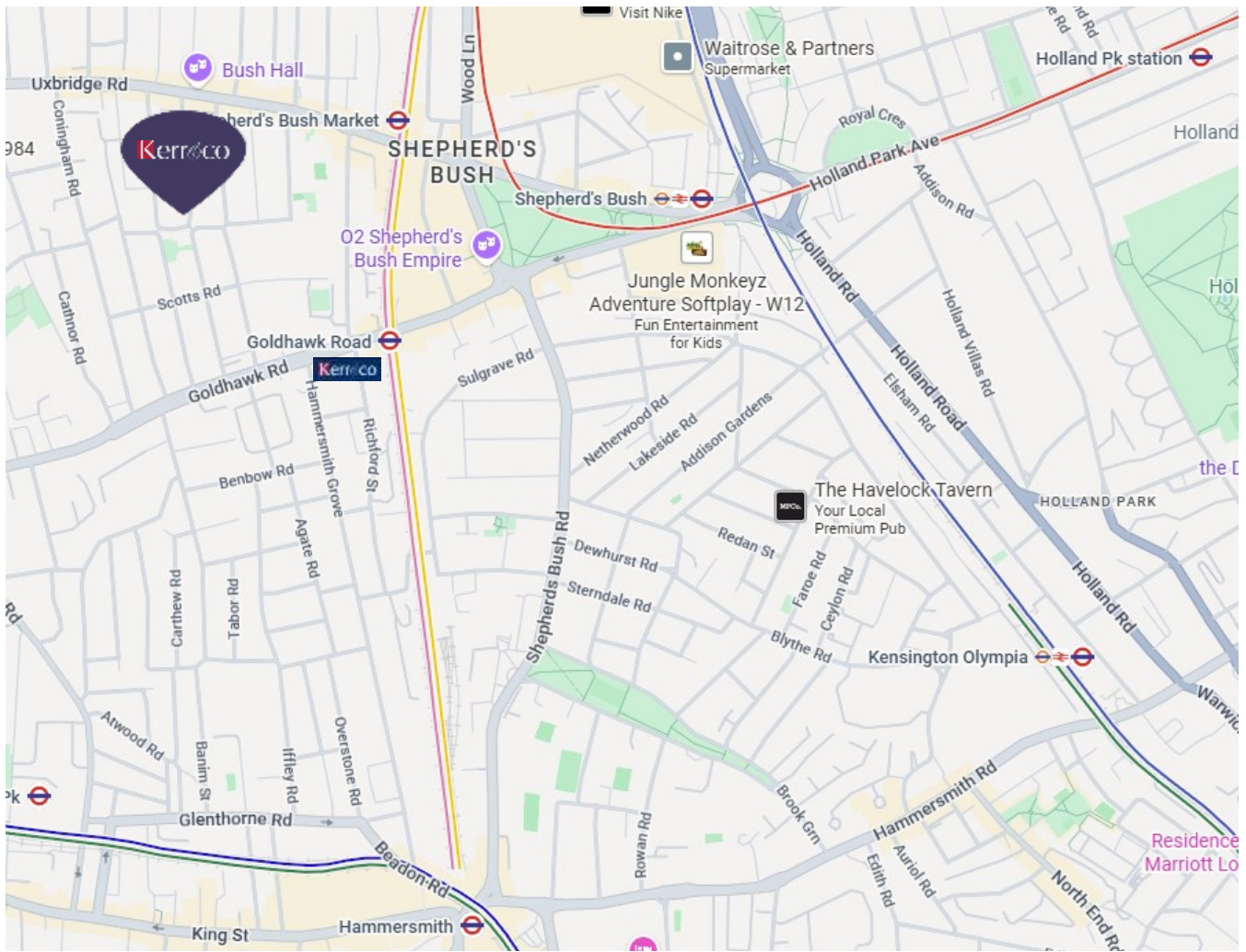
Separate kitchen.

South facing aspect allowing for plenty of natural light.

Two Bathrooms.

Well located for ease of access to Shepherd's Bush Market, Shepherd's Bush and Hammersmith underground stations (Central, Circle, Hammersmith & City, District, Mildmay and Piccadilly lines). Short walk from shopping amenities along Goldhawk and Uxbridge Roads as well as 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:	Share of freehold
Service Charge and Ground Rent:	Service charge paid on an adhoc basis split between the 3 owners and £0 ground rent
Service charge covers	Building insurance, and communal repairs and maintenance
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1,452.42 for current financial year 25/26)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Stairs up to flat door and internal stairs
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

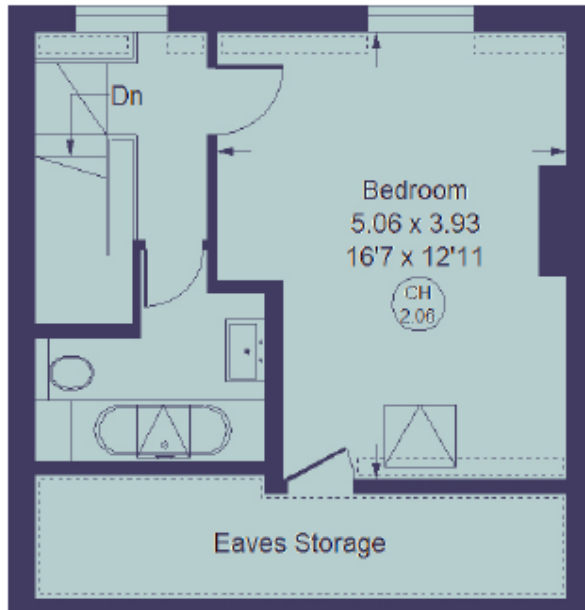
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Offers in excess of: **£600,000**

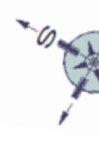
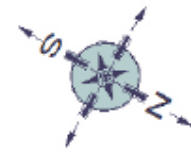
Two bedroom Victorian conversion top floor flat

Total: **930 Sq. Ft. / 86.4 Sq. M.**

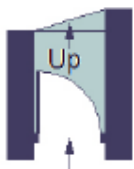
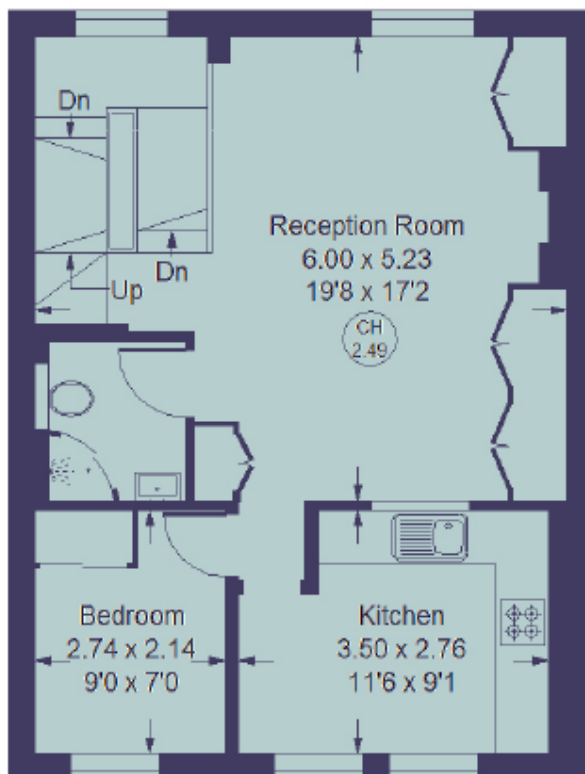
(including eaves storage)



Approx Gross Internal Area
78.7 sq m / 847 sq ft
Eaves Storage = 7.7 sq m / 83 sq ft
Total = 86.4 sq m / 930 sq ft



Third Floor



First Floor

Second Floor

 = Reduced headroom
below 1.5 m / 5'0

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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.