

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

**Kerr & Co**



## Goodwin Road, London W12

**A generous, newly renovated three bedroom maisonette, providing over 1,100 sq ft of accommodation, set on the first and second floor of this Victorian conversion, benefitting from plenty of natural light and a south facing roof terrace.**

This well-presented, spacious flat offers a bright reception/dining room with a separate kitchen, three double bedrooms, an en-suite shower room, large bathroom and south facing roof terrace. Benefiting from anti fog mirrors and under floor heating in both bathrooms, and ample storage space. Situated in the sought-after residential street of Goodwin Road, the property benefits from excellent transport links, being within walking distance from Goldhawk Road and Shepherd's Bush stations (Hammersmith & City, Central, Circle and Mildmay lines), as well as being in easy reach to Ravenscourt Park, within the catchment for St Stephen's Primary School and the extensive shopping and leisure amenities of Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club.

**Asking Price: £895,000 Leasehold to include share of freehold**

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**Goodwin Road, London W12 9JN**

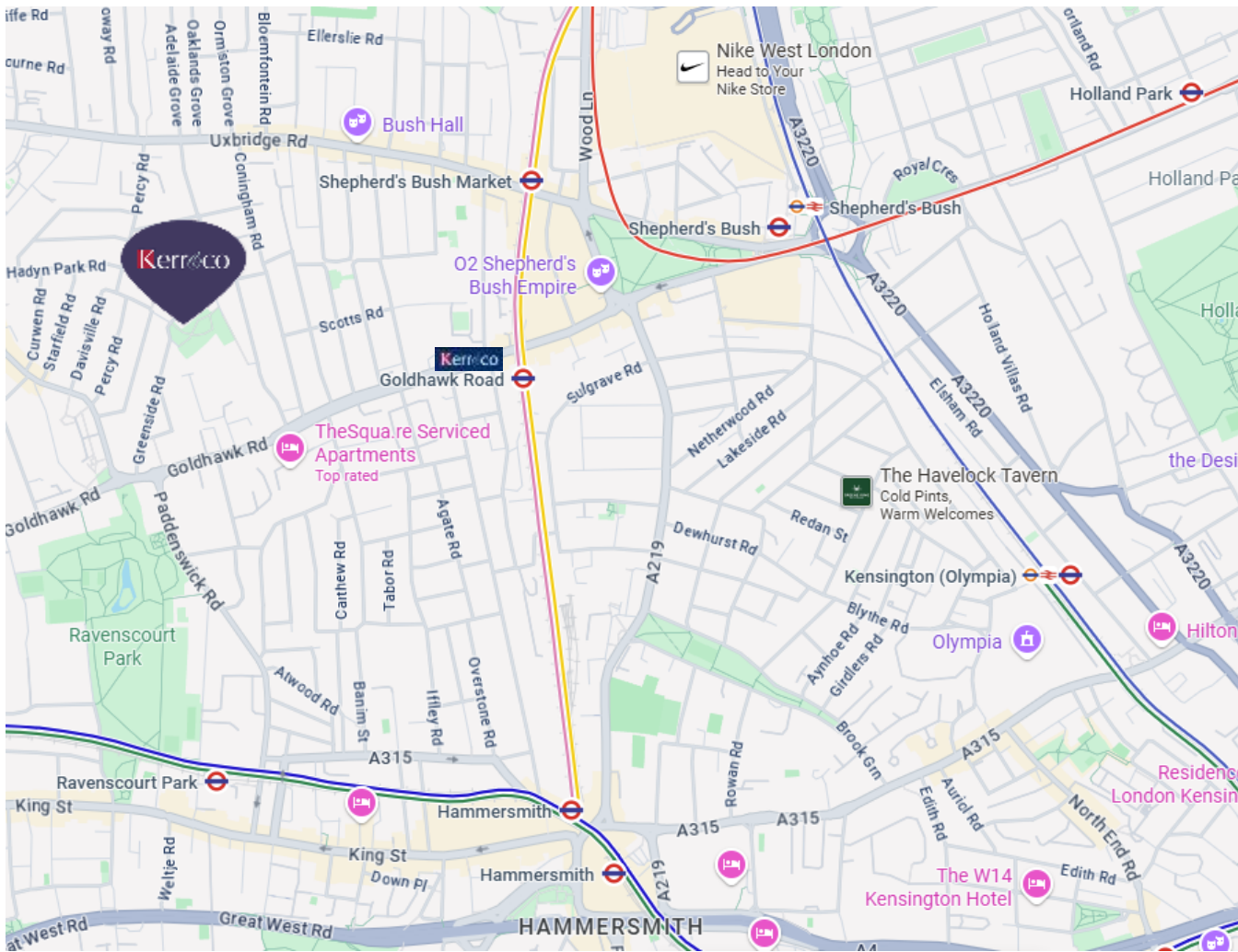
Spacious three bedroom maisonette.  
 Reception/dining room.  
 Separate kitchen.  
 South facing roof terrace.  
 Two Bathrooms.

Well located for ease of access to Goldhawk Road and Shepherd's Bush underground stations (Central, Circle, Hammersmith & City and Mildmay lines).  
 Within the St Stephens Primary School catchment.  
 Short walk from shopping amenities in the well renowned Westfield shopping complex.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	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:	New lease of 999 years to include a share of freehold
Service Charge and Ground Rent:	Ad hoc service charge and peppercorn ground rent
Service charge covers	Building insurance, communal electricity and repairs and maintenance
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1386.77 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Staircase up to first and second floors
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators and underfloor heating in the bathrooms
Flood risk:	Available upon request



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
**Asking price: £895,000**

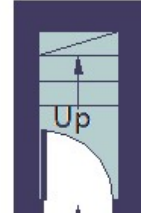
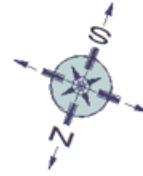
**3-bed Victorian Maisonette**

**Approximate gross internal floor area: 1072 Sq. Ft. / 99.6 Sq. M.**

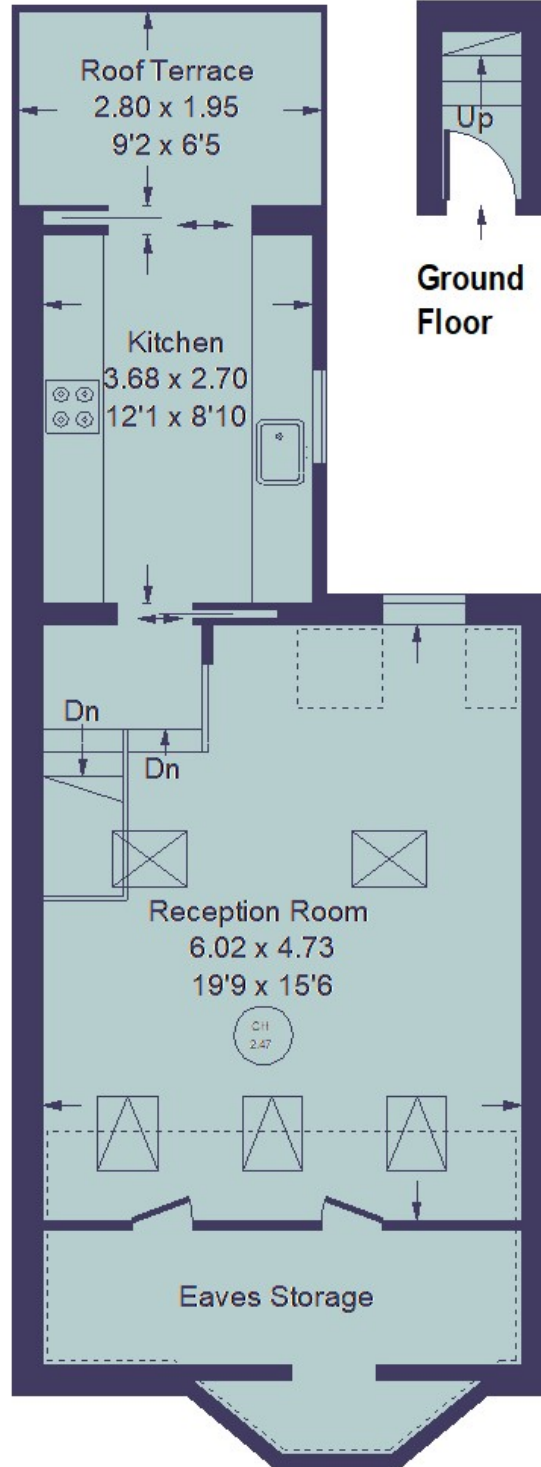
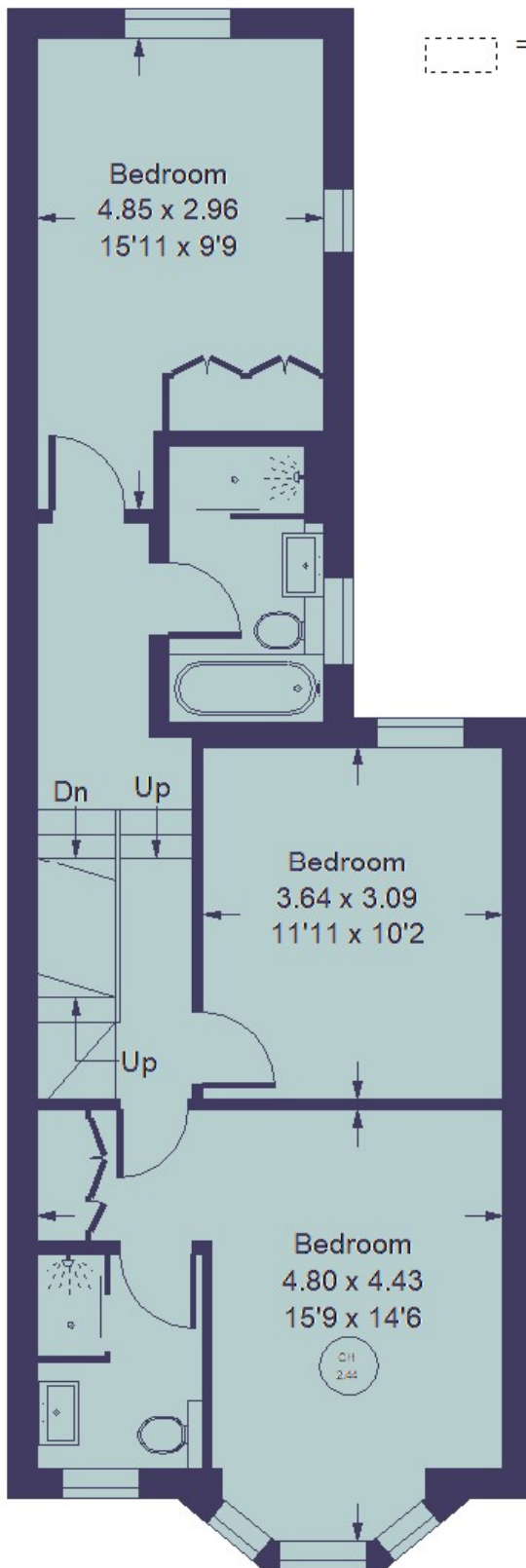
**Eaves Storage: 91 Sq. Ft. / 8.5 Sq. M.**

**Total: 1163 Sq. Ft. / 108.1 Sq. M.**

 = Reduced headroom  
below 1.5 m / 5'0"



**Ground  
Floor**



## First Floor

## Second 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/ 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.