

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

**Kerr**&co



## Scotts Road, London W12

**A purpose built two bedroom flat providing 695 sq ft of accommodation, set on the ground floor, benefitting from it's own private entrance, off street parking and a private garden.**

This well-presented, spacious flat offers a bright reception room with a separate kitchen, two bedrooms, and a large bathroom. Benefiting from a private garden, generous storage, and a private entrance and a private off street parking space. Situated in the heart of Shepherd's Bush, the property benefits from excellent transport links, being within walking distance from Goldhawk Road, 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: £450,000 Leasehold**

020 8743 1166  
[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 4332  
[lettings@kerrandco.com](mailto:lettings@kerrandco.com)

[www.kerrandco.com](http://www.kerrandco.com)







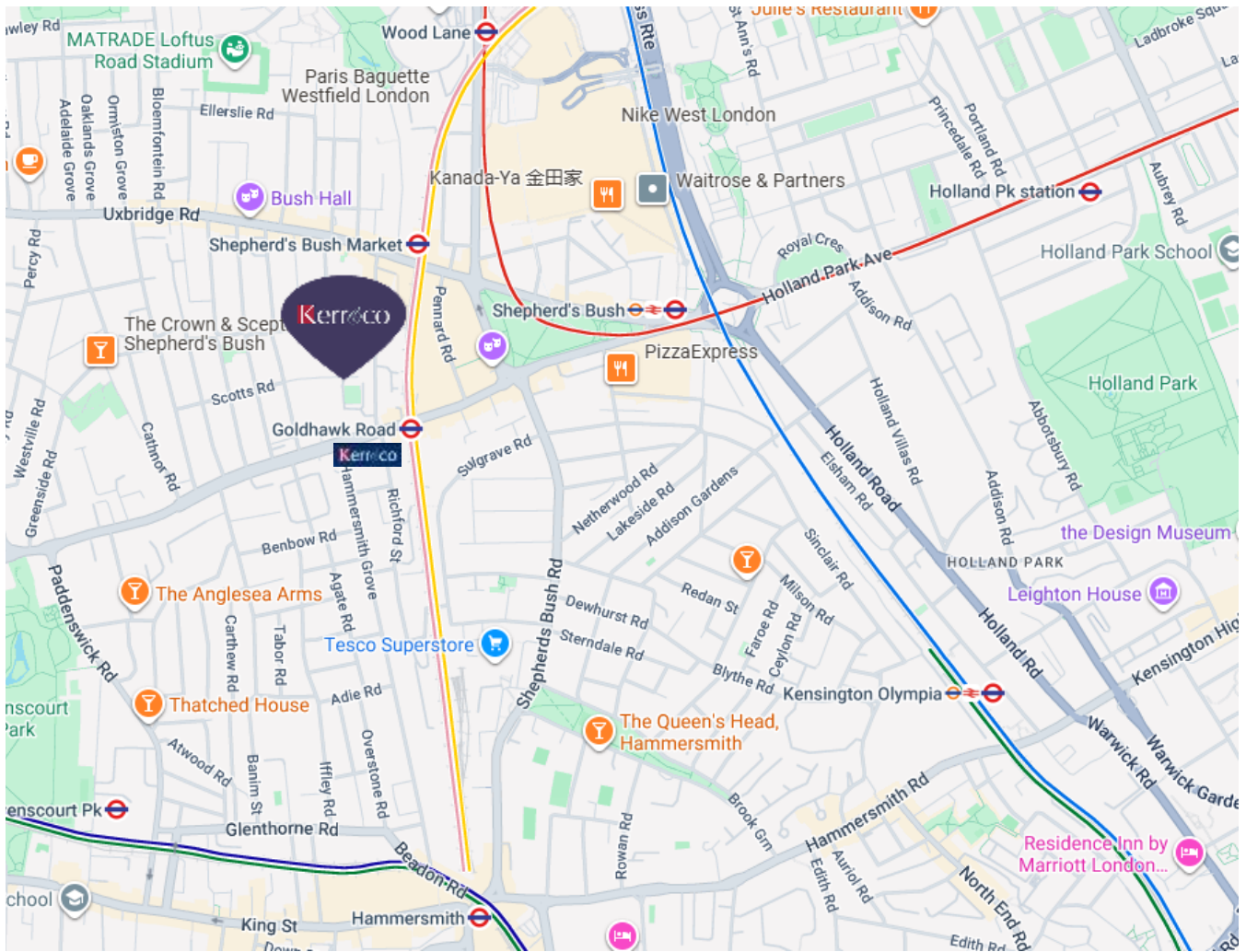
## Scotts Road, London W12 8HP

Purpose built two bedroom garden flat  
Bright reception room.  
Separate kitchen.  
Private patio garden.  
Spacious Bathroom.  
Off street parking space.  
Private entrance.

Well located for ease of access to Goldhawk Road,  
Shepherd's Bush and Hammersmith underground  
stations (Central, Circle, Hammersmith & City,  
District and Piccadilly lines).

Short walk from shopping amenities in the well  
renowned Westfield shopping complex.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 79 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:                         | Leasehold with 189 years from 24/08/1988 (151 years remaining)                                                |
| Service Charge and Ground Rent: | £1932 and peppercorn                                                                                          |
| Service charge covers           | Building insurance, communal electricity and repairs and maintenance to communal areas                        |
| 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:                  | Steps down to front doors                                                                                     |
| 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                                                                                                     |

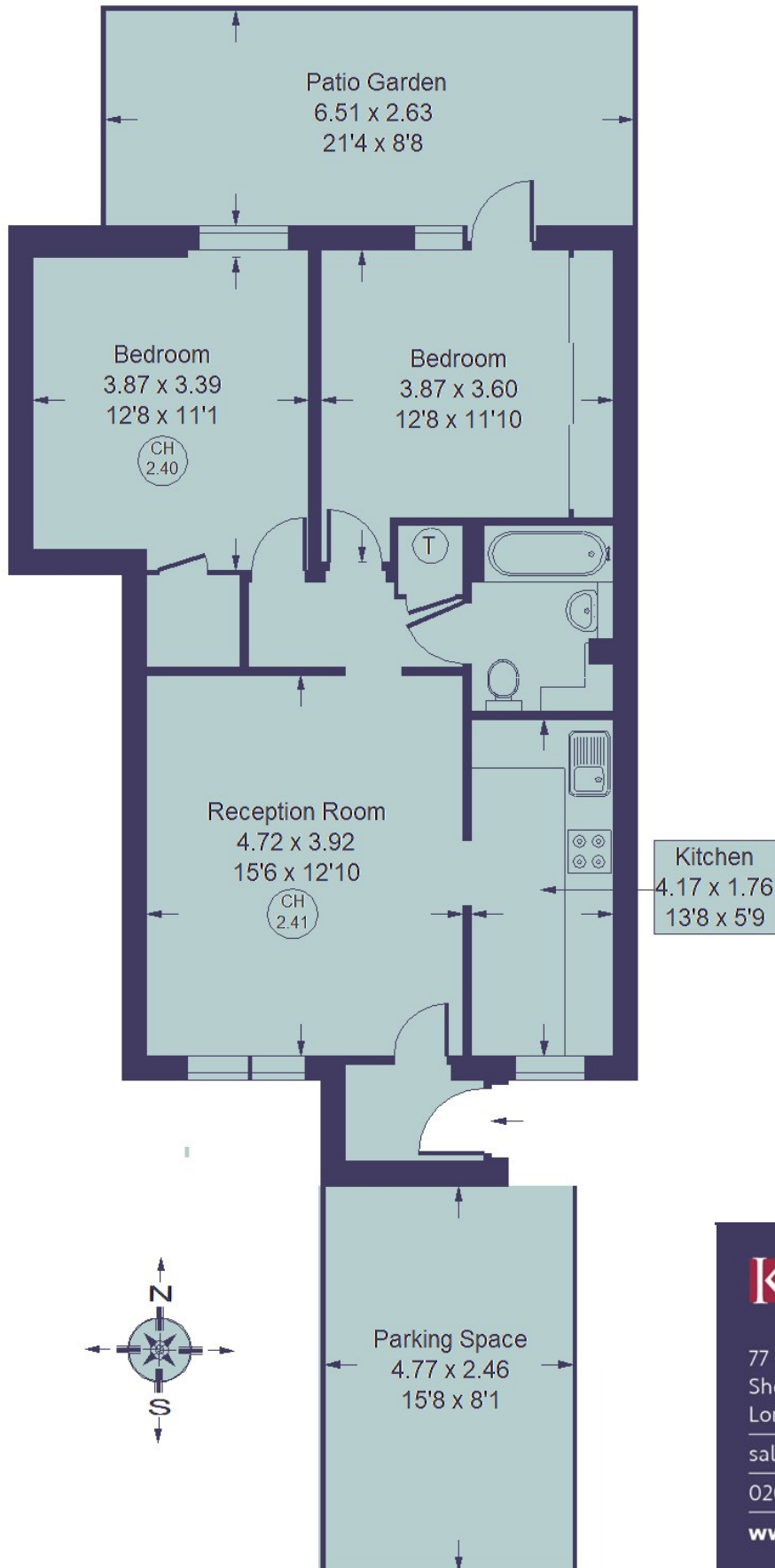


**Scotts Road W12 8HP**

Offers in excess of: **£450,000**

Two bedroom purpose built garden flat

Approximate gross internal floor area: **695 Sq. Ft./ 64.6 Sq. M.**



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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.