

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

Kerr&co



Threshers Place, London W11

A well presented, purpose built, two bedroom first floor flat in this local authority controlled block. The property benefits from excellent living space by providing a bright reception room, a kitchen / breakfast room, two double bedrooms, a bathroom and separate cloakroom.

Threshers Place is well located for ease of access to Latimer Road underground station as well as being a short walk to central Notting Hill, Westfield London and Holland Park.

Asking Price: £499,950 Leasehold

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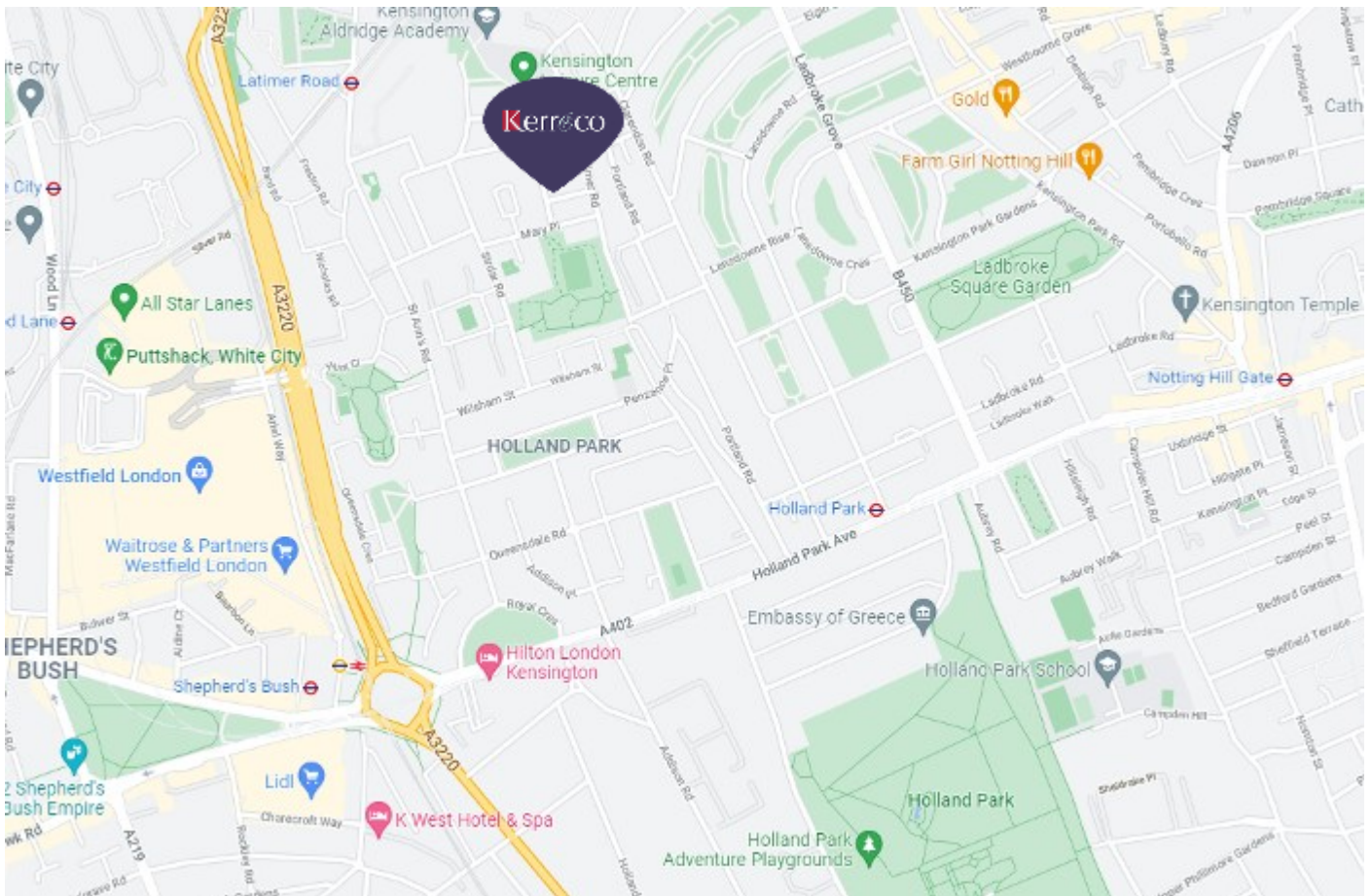
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Threshers Place, London W11 4HP

A purpose built first floor two bedroom flat.
Good condition throughout.
Integrated kitchen / breakfast room.
Generous reception room.
Two bedrooms, one with en suite shower room.
Indirect access to a private outside space.
Modern bathroom.
Centrally located for ease of access to Holland Park,
Westfield London, Latimer Road underground station
and central Notting Hill.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	63 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 125 years from 30 January 1992—the seller has applied to extend the lease
Service Charge and Ground Rent:	£1,917.28 per annum and £10 per annum
Service charge covers	Maintenance, communal electricity, repairs, buildings insurance.
Local Authority:	Royal Borough of Kensington and Chelsea
Council Tax:	Band D (£1,569.46 for current financial year 25/26)
Parking:	Eligible for a residents parking permit
Accessibility:	Steps to front doors and level access in the flat
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators last inspected April 2024
Flood risk:	Copies available on request

Threshers Place, W11 4HP

Asking Price: **£499,950**

Purpose built two bedroom first floor flat

Approximate gross internal floor area: **675 Sq. Ft. (62.7 Sq. M.)**



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

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1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or 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. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.
2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.
3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alterations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.