

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

Kerr&co



Coningham Road, London W12

A fabulous, recently refurbished two double bedroom split-level flat, arranged over the top two floors of an attractive Victorian converted building.

This beautifully presented and spacious property offers in excess of 900 sq ft of accommodation and benefits from its entrance on the floor below. The accommodation comprises a generous reception room spanning the front of the property, a separate newly appointed kitchen, two well-proportioned double bedrooms and a modern bathroom. The exceptionally large upper-floor bedroom could be readily divided to create a third bedroom at minimal cost. There is also potential, subject to the necessary consents, to extend above the kitchen to create a roof terrace or additional bedroom, office or bathroom, with similar extensions already undertaken on the street. Situated in a sought-after location in Shepherd's Bush, the property is exceptionally well connected, with Goldhawk Road, Shepherd's Bush and Ravenscourt Park stations all within walking distance, providing access to the Hammersmith & City, Central, Circle, District and Mildmay lines. The flat is also within easy reach of the extensive shopping, dining and leisure amenities at Westfield London, including John Lewis, together with the exclusive Soho House members' club.

Asking Price: £675,000 Share of freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com





Coningham Road, London W12 8BH

Split level spacious two double flat

Offers in excess of 900 Sq Ft.

Separate newly appointed kitchen.

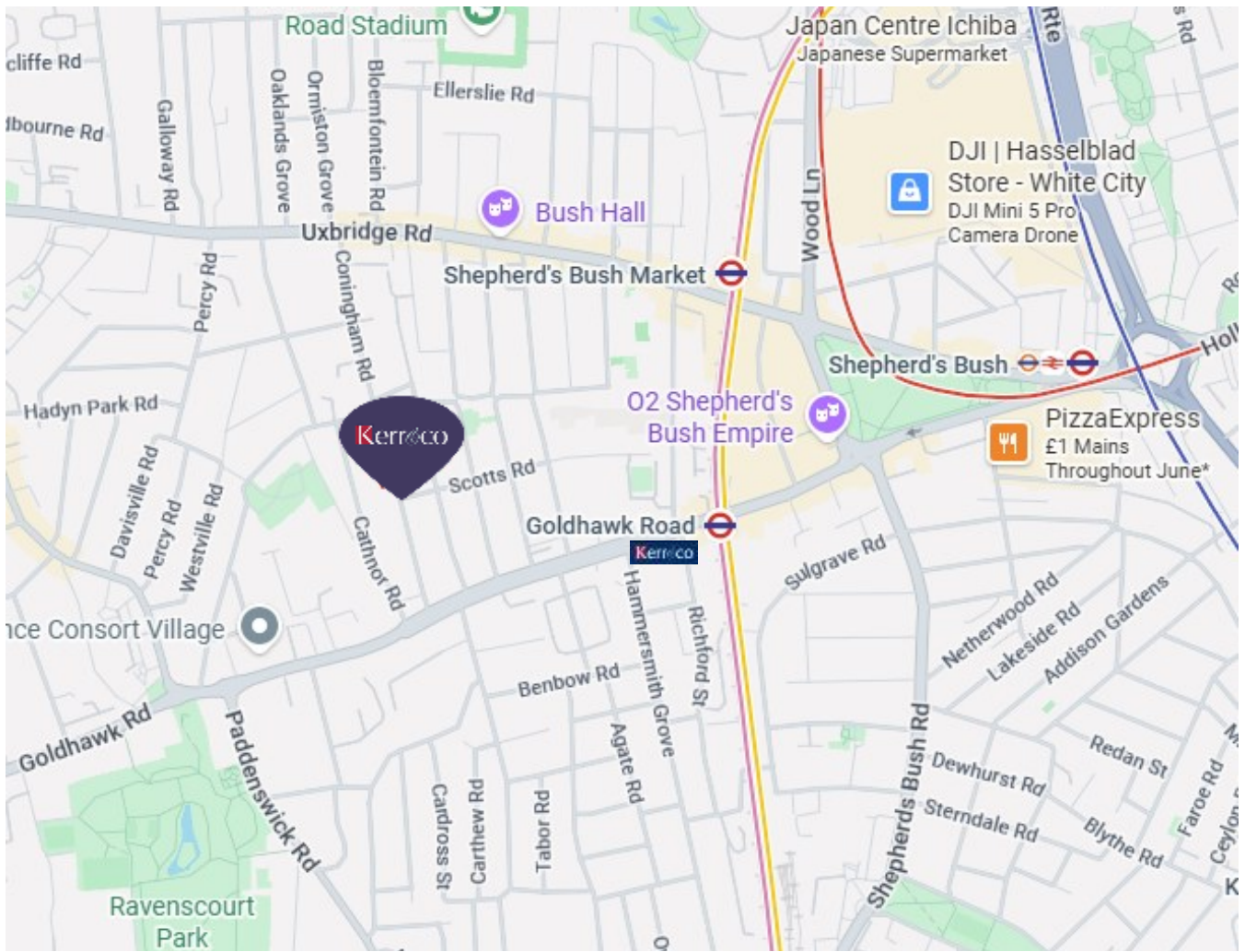
Recently refurbished.

Large Bathroom.

Well located for ease of access to Goldhawk Road, Shepherd's Bush and Ravenscourt Park underground stations (Central, Circle, Hammersmith & City, District and Mildmay 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	71 C	77 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:	Share of outgoings approx. £600 per annum and peppercorn
Service charge covers	Building insurance, communal electricity and management fees
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band E (£1,857.13 for current financial year 26/27)
Parking:	Eligible for a L.B.H.F. residents parking permit.
Accessibility:	Steps up to communal front door then two flights of stairs to flat entrance.
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

Coningham Road W12 8BH

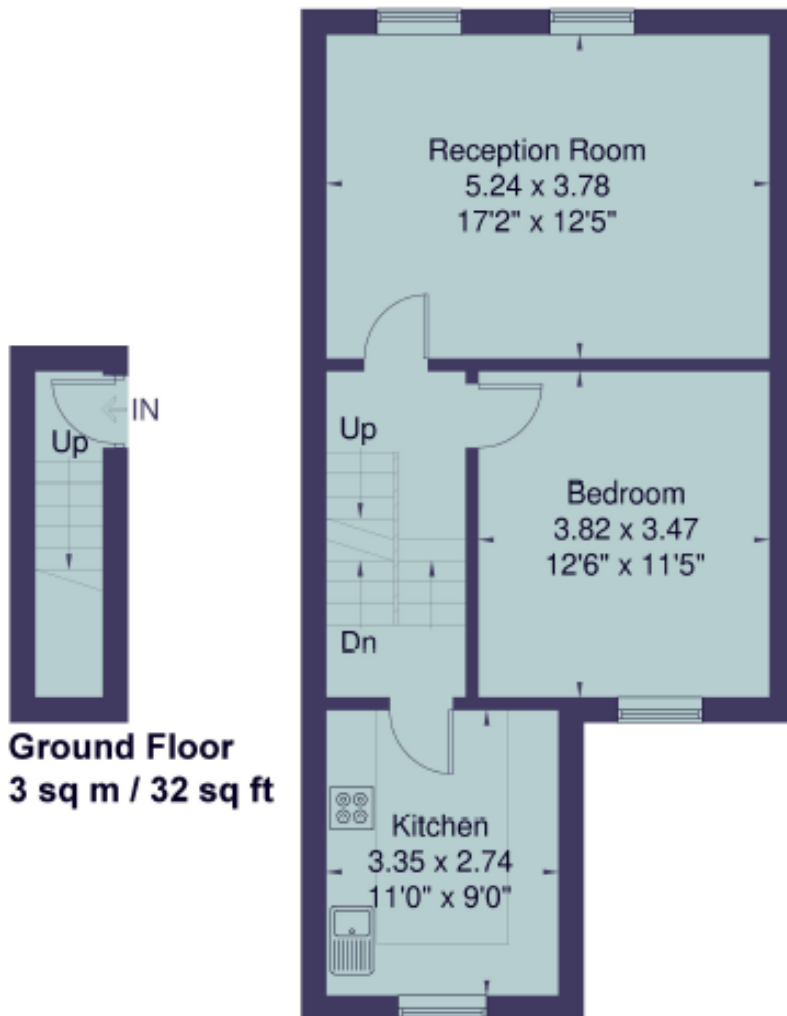
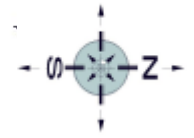
Asking Price: **£675,000**

Two bedroom Victorian conversion top floor split level flat

Approximate gross internal floor area: **903 Sq. Ft./ 83.9 Sq. M**

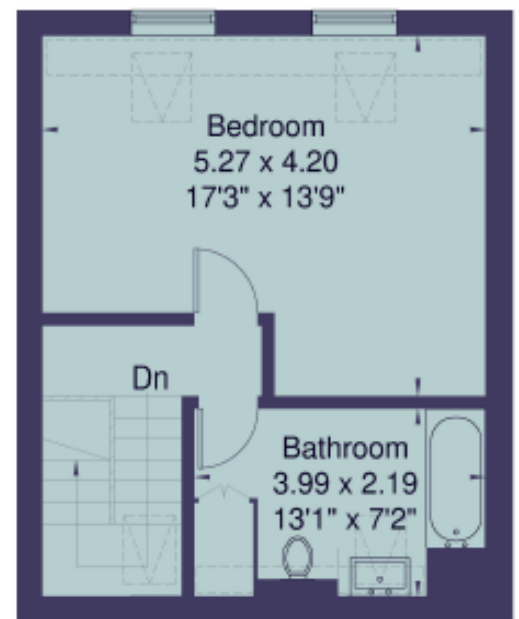
Reduced Headroom: **36 Sq.Ft / 3.4 Sq . M**

Total: **939 Sq.Ft / 87.3 Sq . M**



Ground Floor
3 sq m / 32 sq ft

First Floor
50.3 sq m / 541 sq ft



Second Floor
30.6 sq m / 329 sq ft
Reduced Headroom
3.4 sq m / 36 sq ft

Kerr&co

77 Goldhawk Road
Shepherd's Bush
London W12 8EH

sales@kerrandco.com

020 8743 1166

www.kerrandco.com

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.