

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

Kerr&co



Hammersmith Grove, London W6

A generous two bedroom flat providing just shy of 700 sq ft of accommodation, set on the lower ground floor of this Victorian conversion, benefitting from it's own entrance and private garden.

This well-presented, spacious flat offers a smartly laid out reception room with a separate kitchen, two bedrooms, and a large bathroom. Benefiting from a private garden, generous storage, and a private entrance with a wide entrance hall. Situated in a sought-after residential street in Brackenbury Village, 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, 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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Hammersmith Grove, London W6 7EP

Spacious two bedroom garden flat

Cleverly laid out reception room.

Separate kitchen.

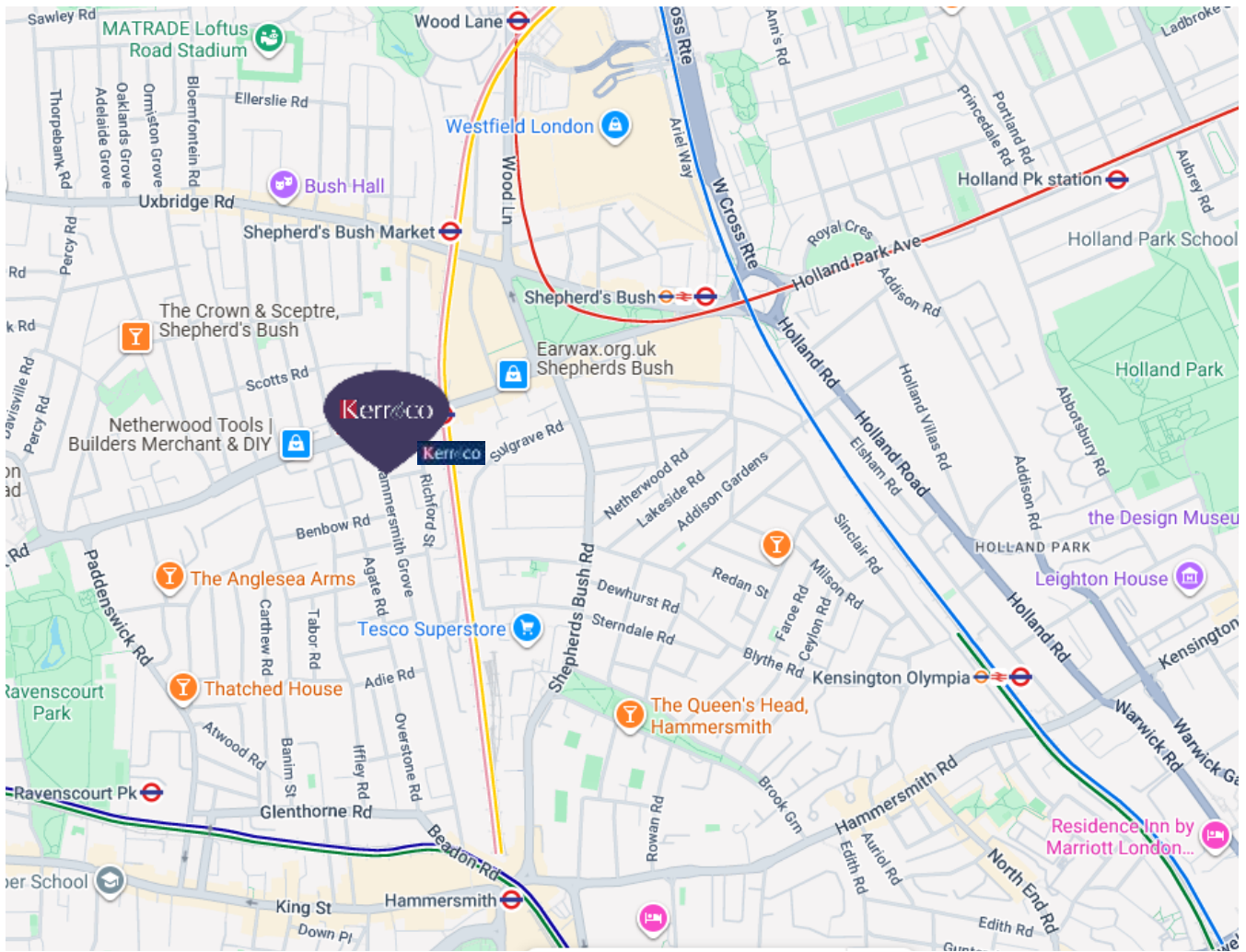
Private garden.

Spacious Bathroom.

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		
55-68	D	68 D	78 C
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.

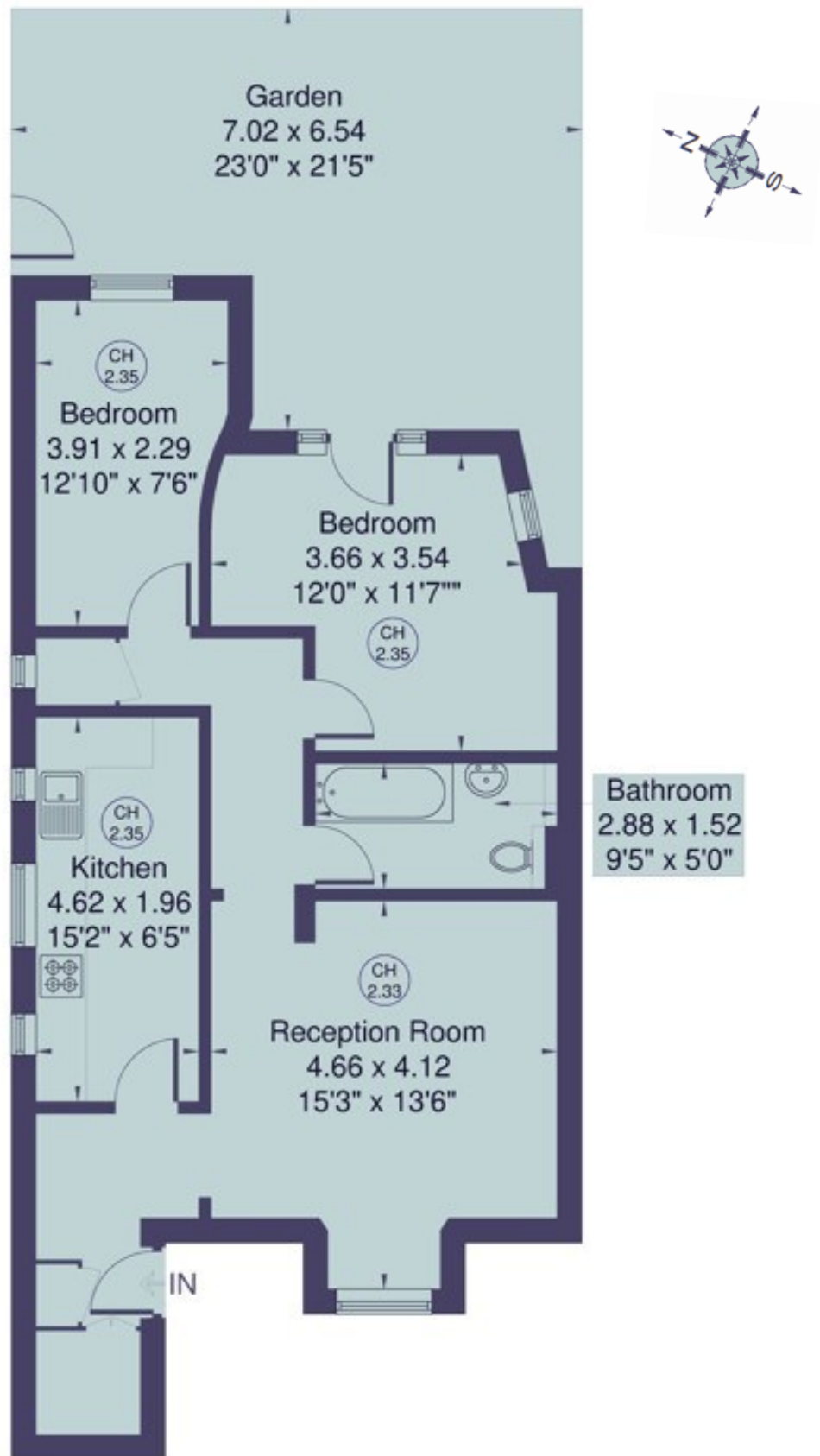
Tenure:	Share of freehold with an underlying lease currently being extended to 999 years
Service Charge and Ground Rent:	Ad hoc service charge and £0 ground rent
Service charge covers	Building insurance and communal repairs and maintenance
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band E (£1,773.95 for current financial year 25/26)
Parking:	Off street parking and 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

Hammersmith Grove W6 7EP

Offers in excess of: **£600,000**

Two bedroom Victorian conversion garden flat

Approximate gross internal floor area: **698 Sq. Ft./ 64.9 Sq. M.**



Lower Ground Floor

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.