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



Coningham Road, London W12

A beautifully presented split level three-bedroom garden maisonette providing approximately 1008 sq ft of accommodation, set on the lower ground floor and upper ground of an attractive period conversion. The property benefits from its own entrance, a generous reception room and a large private garden with a studio.

This well presented, spacious maisonette offers a large reception room, a separate kitchen and dining room that overlooks onto the large West facing garden. Further accommodation comprises a spacious principal bedroom, two additional bedrooms, two bathrooms and a studio at the back of the garden. Situated in a sought-after residential street the property benefits from excellent transport links being within walking distance from Goldhawk Road and Shepherd's Bush underground stations providing Circle, Central, Mildmay and Hammersmith & City line services; as well as easy access to extensive shopping amenities, local shops and cafés and Westfield London, including John Lewis and the exclusive Soho house private members' club.

Asking Price: £799,950 Share of Freehold

020 8743 1166
sales@kerrandco.com
020 8743 4332
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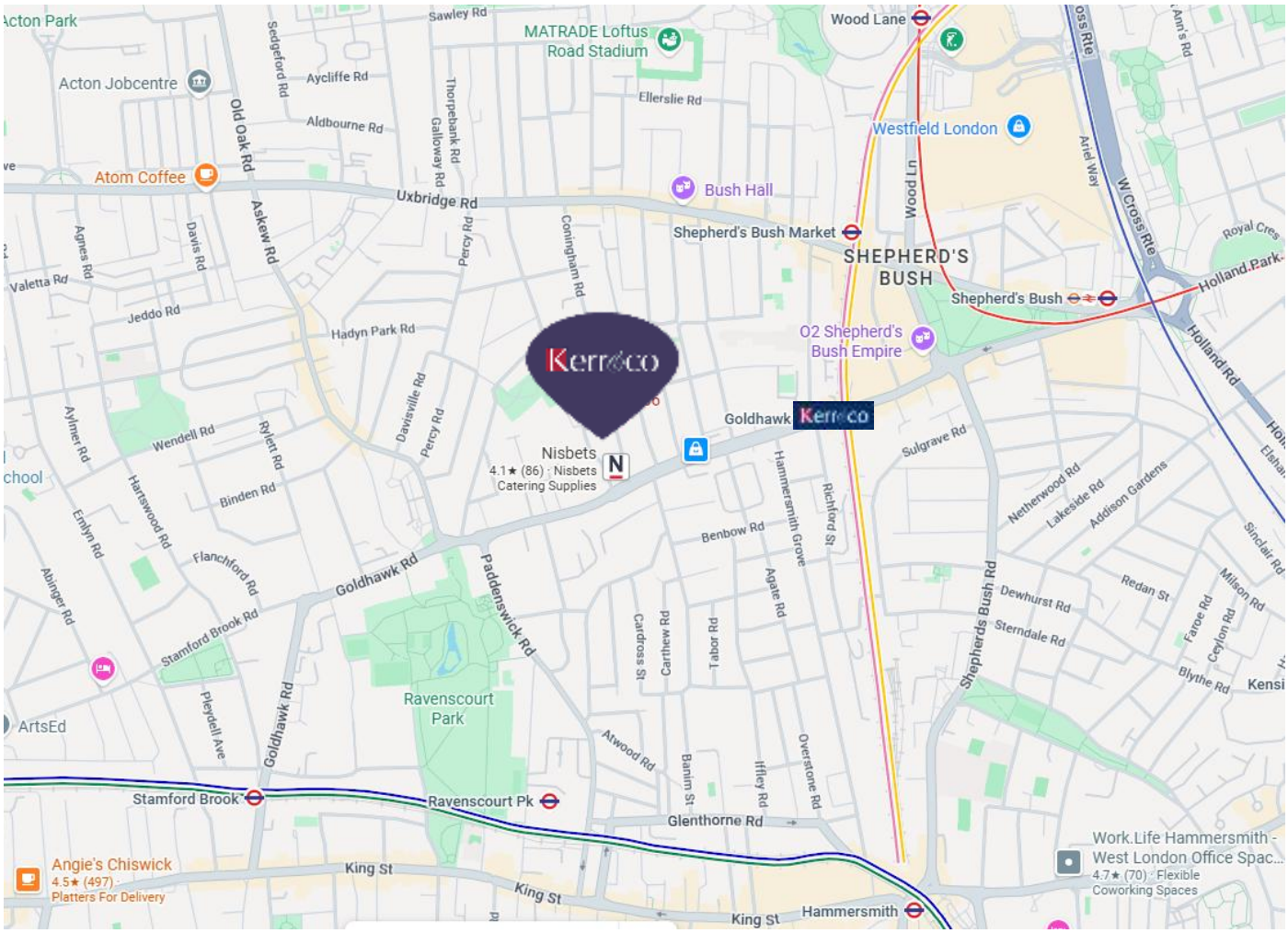


Coningham Road, London W12 8BJ

Three-bedroom split level maisonette.
Large reception room with separate kitchen.
High ceilings.
Provides just shy of 1,100 Sq. Ft. of accommodation.
Large bathroom.
28 ft private garden with a studio at the rear.
Close to parks.
Close to underground stations including Goldhawk Road, Ravenscourt Park and Shepherd's Bush stations (Central, Circle, District, Hammersmith & City 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	76 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.

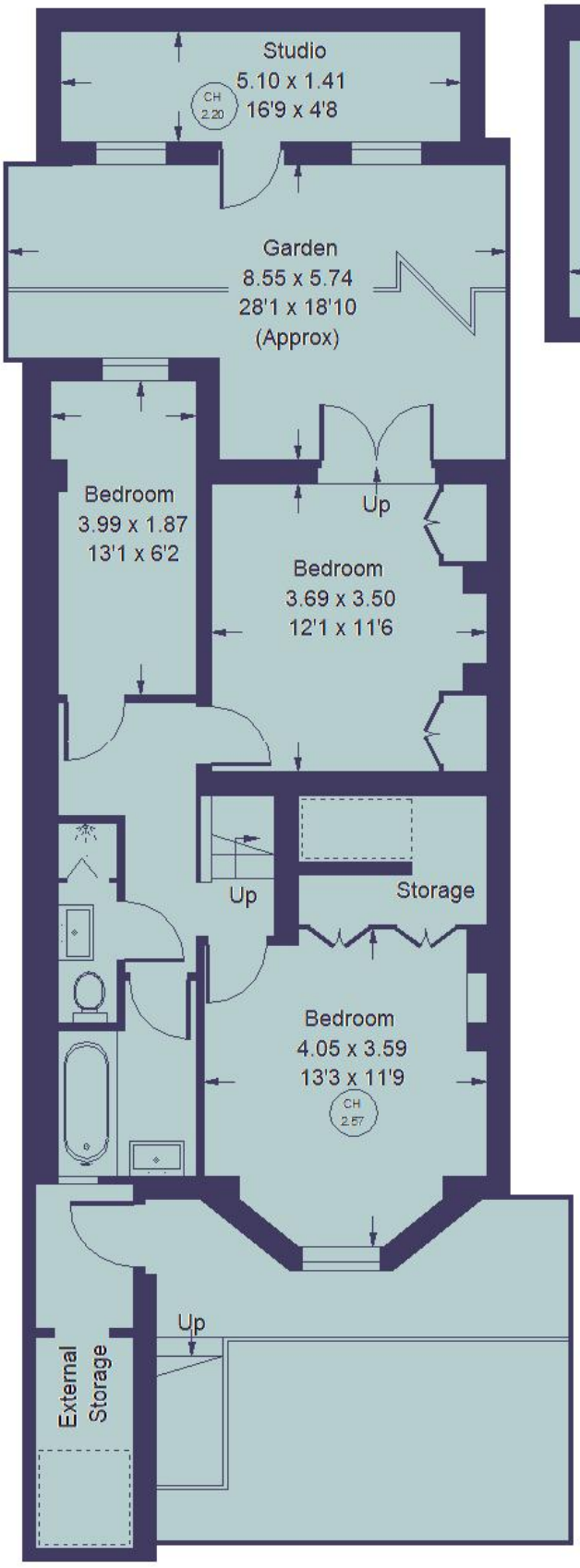
Tenure:	Share of Freehold
Service Charge and Ground Rent:	Paid on a ad hoc basis and £0 ground rent
Service charge covers	Building insurance, repairs and maintenance and communal electricity
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band E (£1,857.18 for current financial year)
Parking:	**E**ligible for a L.B.H.F. residents parking permit
Accessibility:	Stairs to front door and within the flat
Connected services / utilities:	Mains drainage and water, gas, electricity, telephone and broadband (fibre and cable) available locally
Heating:	Gas central heating via radiators
Flood risk:	Ask agent

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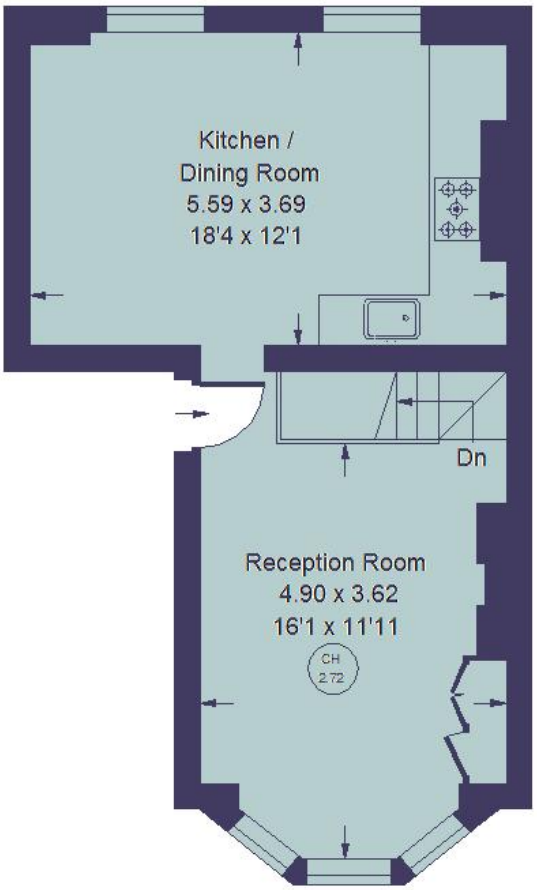
Asking Price: **£795,950**

Three-bedroom Victorian conversion garden maisonette

Approximate gross internal floor area: **1084 Sq. Ft./ 100.8 Sq. M.** (including Studio)



Lower Ground Floor



Raised Ground Floor



= Reduced headroom below 1.5 m / 5'0

Kerr&co

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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 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. 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.