



## Lime Grove, London W12

**A very generous garden flat providing 853 sq ft of accommodation, set on the ground floor of this Victorian conversion, benefitting from a private large mature facing garden.**

This well-presented, spacious flat offers a modern open-plan kitchen/dining room with a characterful reception room with high ceilings through integrated bi-fold doors, one double bedroom, one occasional bedroom / study, and a large bathroom. Benefiting from a private facing garden and generous storage. Situated in a sought-after residential street, Lime Grove 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.

**Asking Price: £629,950 Share of freehold**

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

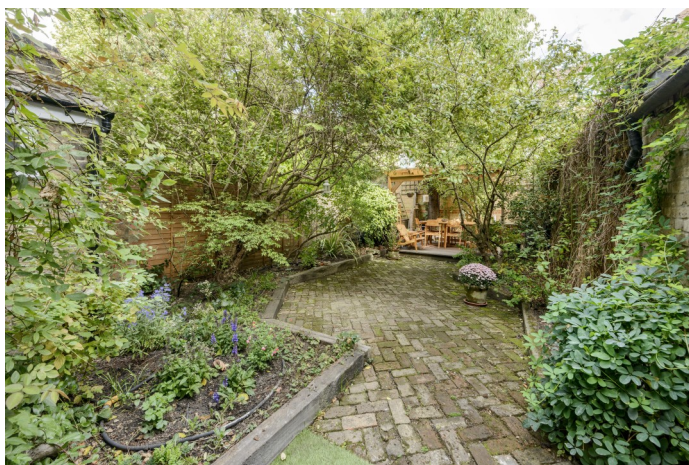
020 8743 4332  
[lettings@kerrandco.com](mailto:lettings@kerrandco.com)

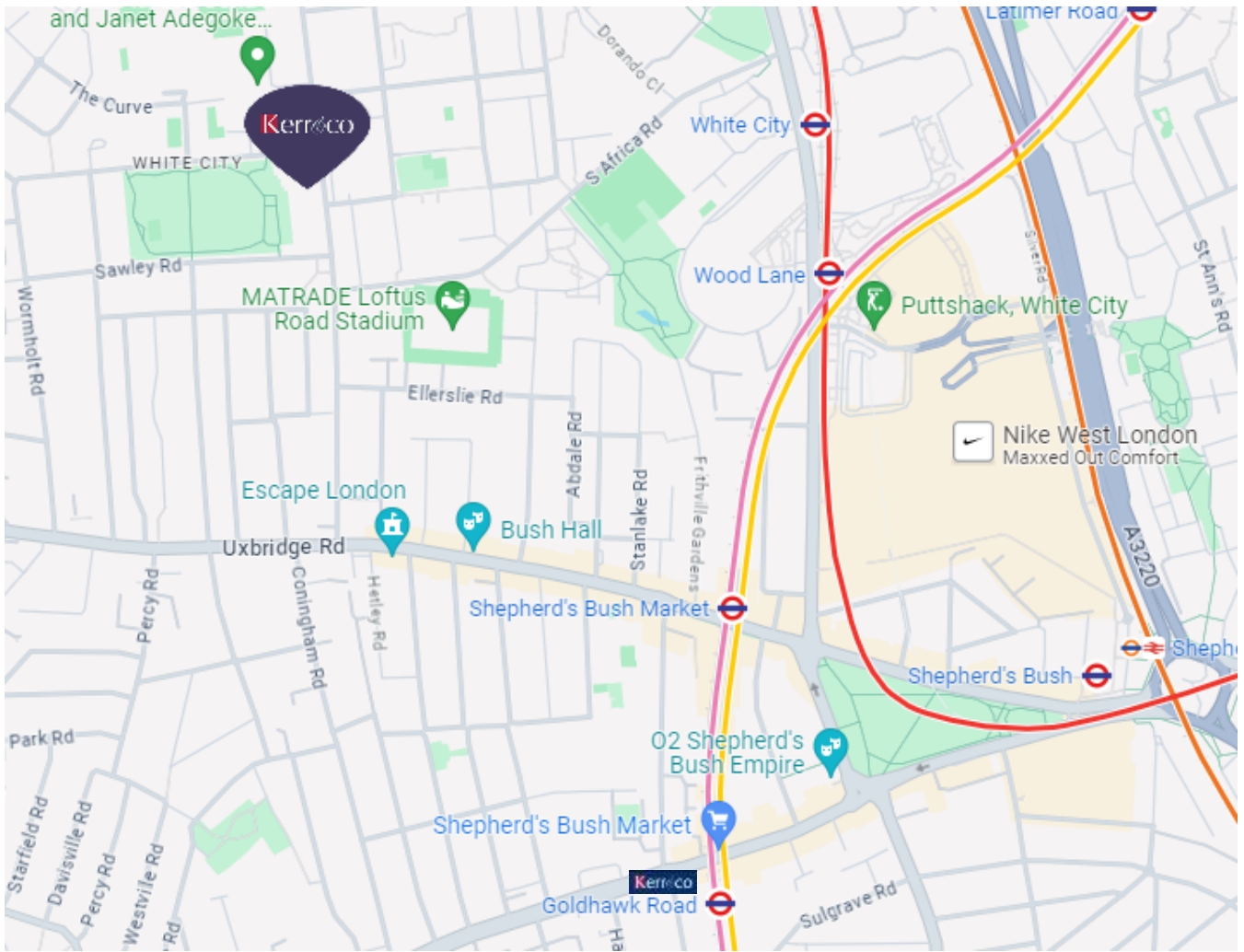
[www.kerrandco.com](http://www.kerrandco.com)



## **Lime Grove, London W12 8EE**

Spacious garden flat  
Characterful reception room into the bay window  
with high ceilings.  
Integrated bi-fold doors connecting to the kitchen/  
dining room opening to utility and garden.  
East facing 37 ft 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		72 C
55-68	D	59 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.

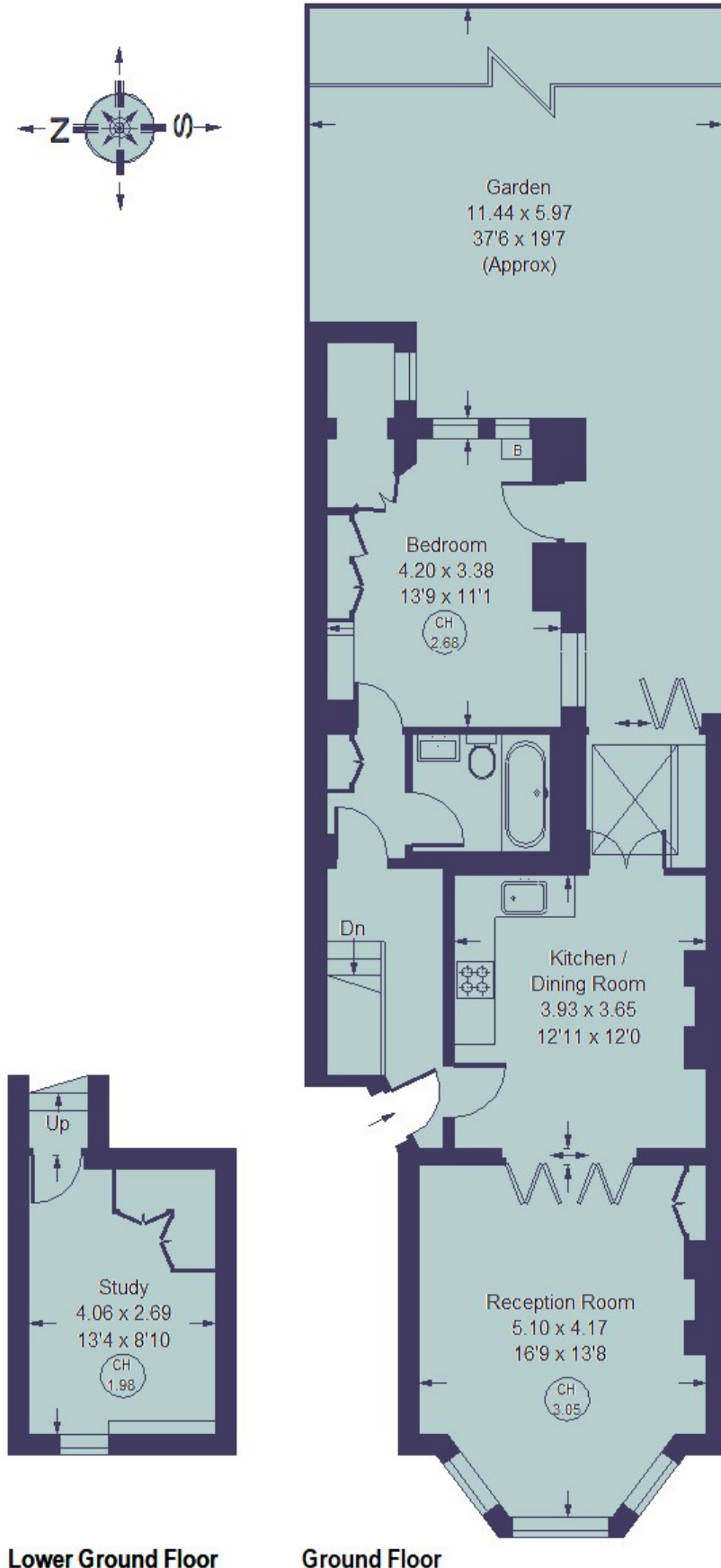
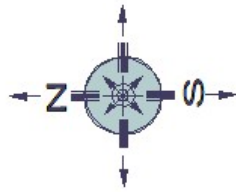
- Tenure: Share in the freehold with an underlying lease of 999 years from 11/10/2005
- Service Charge and Ground Rent: 1/3 of outgoings and £100 per annum ground rent (increasing by £100 every 100 years)
- Service charge covers: Building insurance (circa £1,000.00 per annum split between the three flats in the building)
- 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: Available upon request

# Lime Grove W12 8EE

Asking Price: **£629,950**

Victorian conversion garden flat

Approximate gross internal floor area: **853 Sq. Ft./ 79.3 Sq. M. (including basement study room)**



Lower Ground Floor

Ground Floor

**Kerr&co**

77 Goldhawk Road  
Shepherd's Bush  
London W12 8EH

[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 1166

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