

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

Kerr&co



Evelina Court, Vinery Way, London W6

A bright one bedroom flat providing 525 sq ft of accommodation, set on the third floor of this modern, well run, gated, purpose built, residential block of flats, benefiting from a south facing balcony, incredible views across west London and an allocated parking bay in the secure underground car park.

This well-presented flat offers a modern open-plan reception room with an integrated kitchen, a double bedroom fitted with wardrobes, and a large modern bathroom. Benefiting from a south facing aspect and terrace, floor to ceiling windows bathing the property in natural light, generous storage, an allocated parking bay in the secure underground car park along with secure bicycle storage, underfloor heating throughout and excellent security. 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, 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: £475,000 Long Leasehold

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Evelina Court, Vinery Way, London W6 0EX

Modern one bedroom bright flat
Reception room with open plan modern integrated kitchen.

South facing aspect with floor to ceiling windows
allowing for plenty of natural light.

South facing balcony.

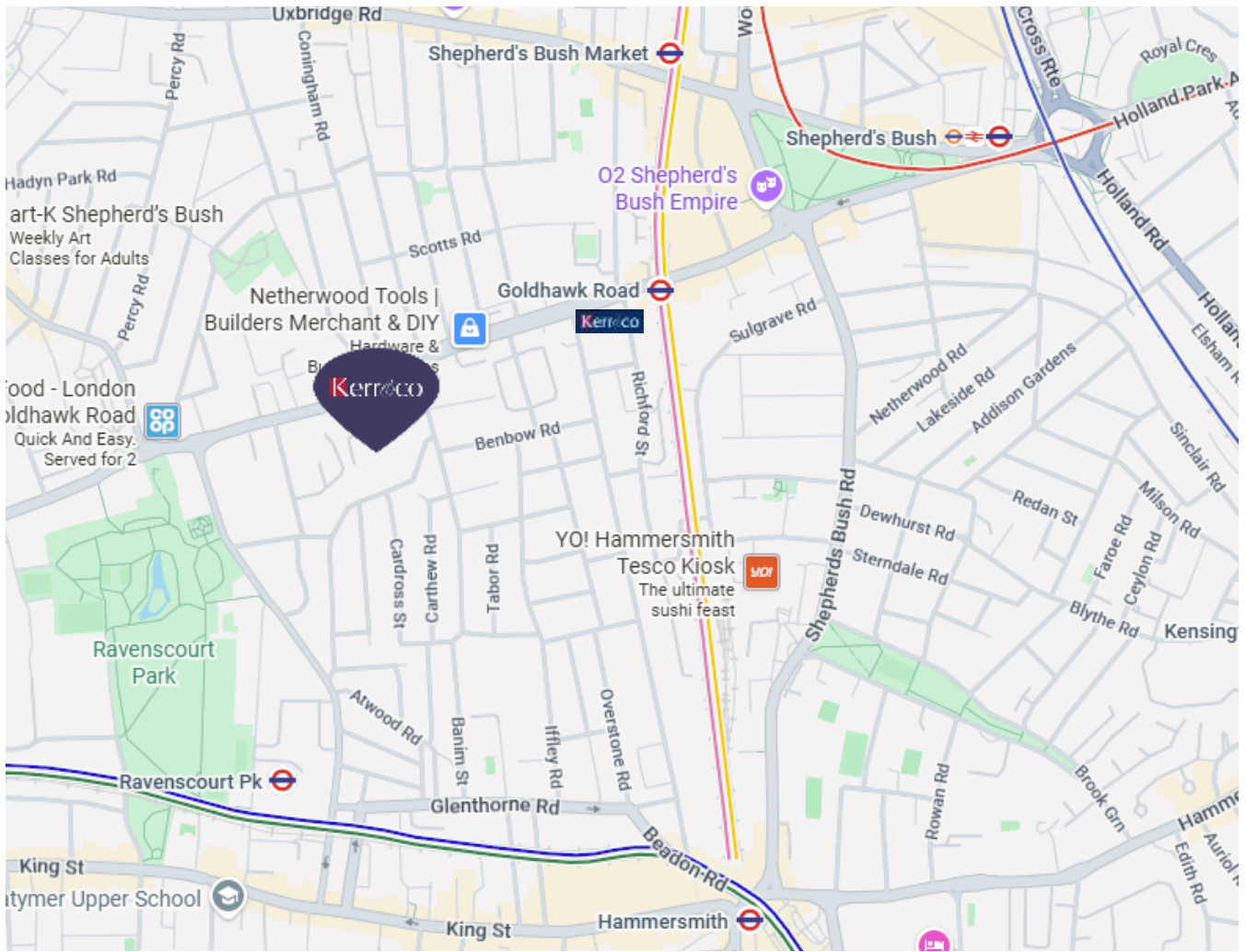
Spacious modern bathroom.

Underfloor heating throughout.
allocated parking bay in the secure underground car
park .

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	82 B	82 B
69-80	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.

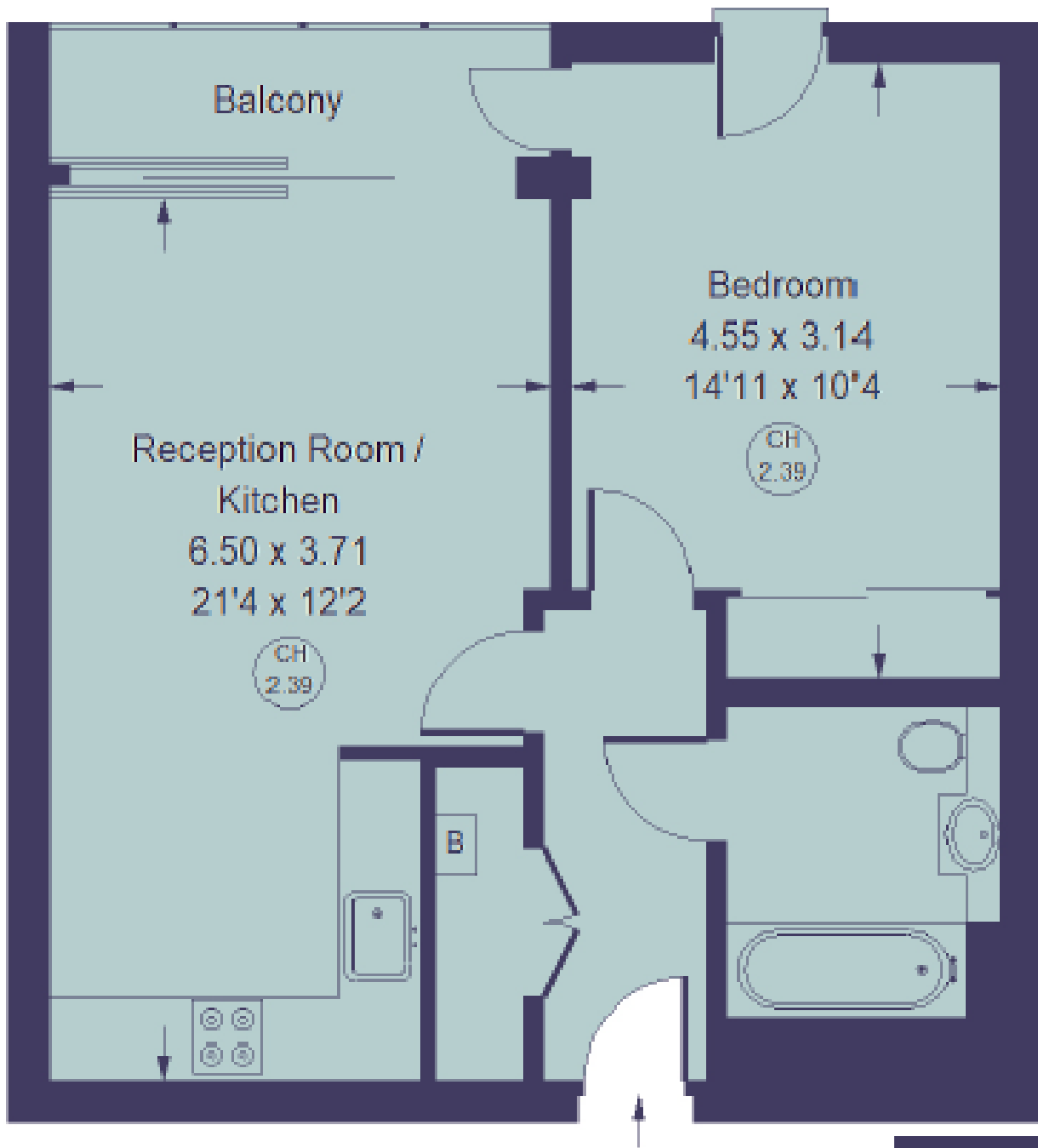
Tenure:	Long leasehold with a lease of 250 years from 1st April 2016 (240 years remaining)
Service Charge and Ground Rent:	£3,780 per annum and £300 per annum subject to review every 10 years
Service charge covers	Porter, maintenance, communal electricity and lighting, repairs, buildings insurance, concierge, contribution to sinking fund, cleaning/caretaking, managing agent fees.
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band E (£1,857.13 for current financial year 26/27)
Parking:	Allocated secure underground parking space £50 per annum
Accessibility:	Lift access to all floors and level access in the property
Connected services / utilities:	Mains water and drainage, electricity, and broadband (both fibre and cable available locally).
Heating:	Underfloor heating
Flood risk:	Ask agent

Evelina Court, W6 0EX

Asking Price: **£475,000**

One bedroom purpose built third floor flat

Approximate gross internal floor area: **525 Sq. Ft./ 48.8 Sq. M.**



Third Floor

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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 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.