

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

Kerr&co



Brackenbury Road, London W6

A generous one-bedroom flat extending to 616 sq ft, situated on the ground floor of a boutique private gated development set just off Brackenbury Road. The property benefits from high ceilings and a high-quality finish throughout.

This well-presented, bright and spacious flat features a modern open-plan reception room with integrated kitchen, a double bedroom with built-in wardrobes, and a large contemporary bathroom. The property also offers excellent storage and forms part of a well-managed building with an impressive wide entrance hall. Located on a sought-after residential street in Brackenbury Village, the flat is ideally positioned for excellent transport links, within walking distance of Goldhawk Road, Shepherd's Bush, and Hammersmith stations (Hammersmith & City, Central, Circle, District, Mildmay and Piccadilly lines). The property is also within easy reach of the extensive shopping and leisure amenities at Westfield, including John Lewis and the exclusive SoHo House private members' club.

Asking Price: £475,000 Leasehold

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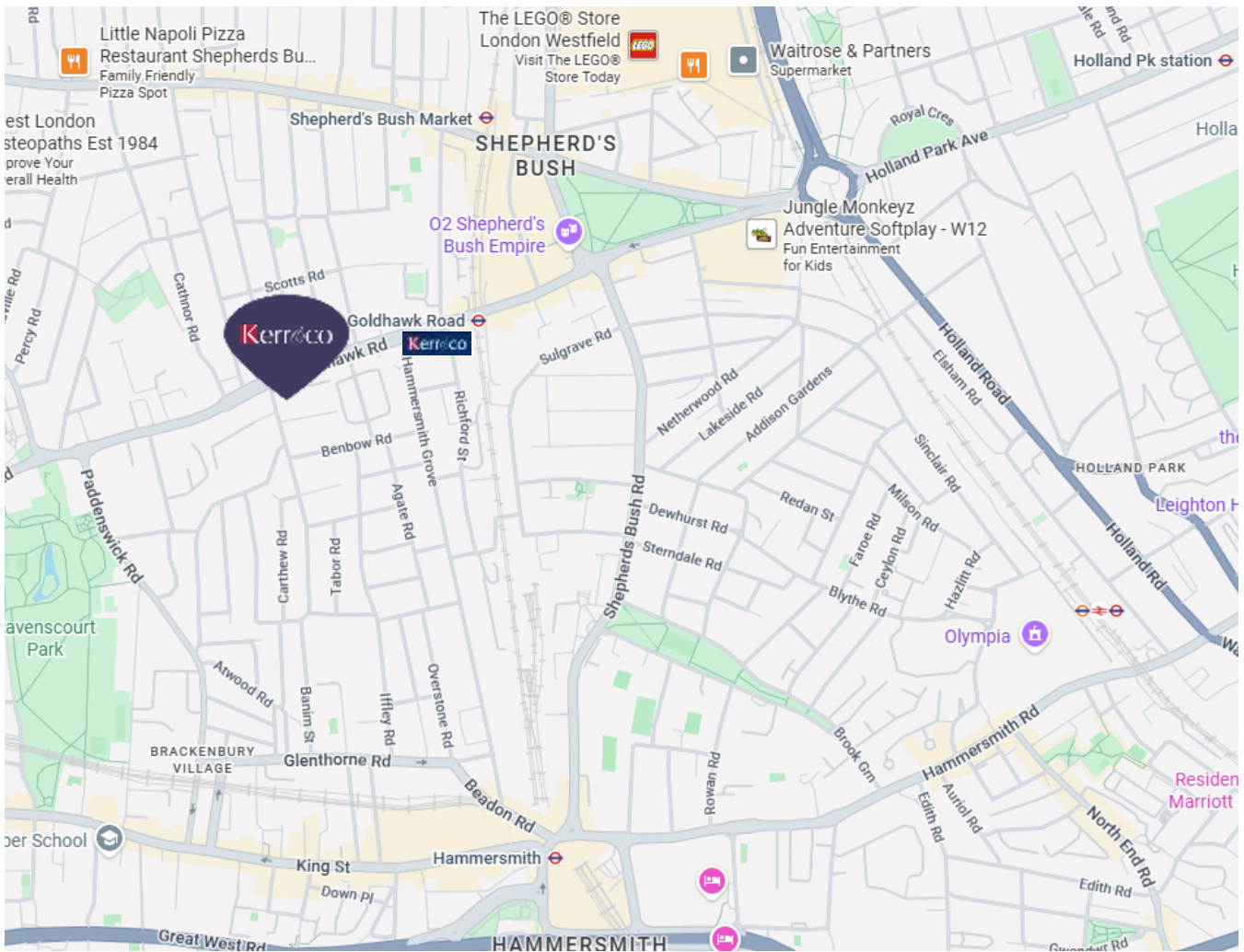




Brackenbury Road, London W6 0BE

Spacious one bedroom ground floor flat
Reception room with open plan modern integrated kitchen.
High ceilings.
Extremely well presented.
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	72 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.

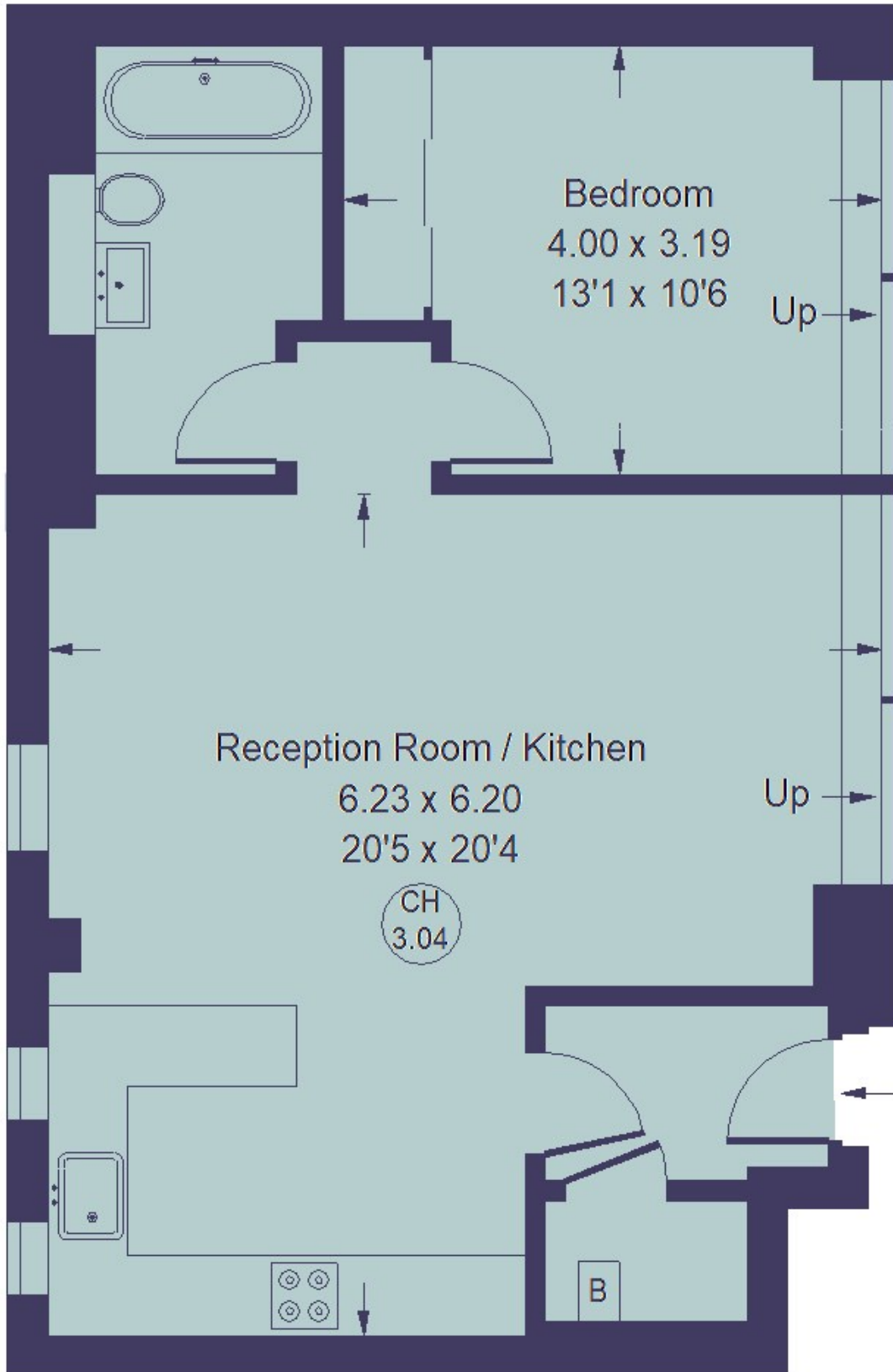
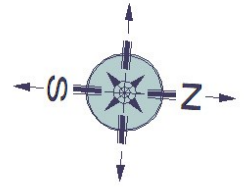
- Tenure: Leasehold of 999 years from 1st January 2018
- Service Charge and Ground Rent: £2,400 and £350 ground rent (to be reviewed every 10 years, next review in 2028)
- Service charge covers: Building insurance, communal electricity, cleaning to communal areas, repairs and maintenance, management, and contribution to a reserve fund
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band D (£1,451.42 for current financial year 25/26)
- Parking: Car free scheme, there is communal bike racks available in the building
- Accessibility: Steps up to front door and level access throughout
- Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
- Heating: Under floor heating
- Flood risk: Ask agent

Brackenbury Road W6 OBE

Asking Price: **£475,000**

One bedroom ground floor flat

Approximate gross internal floor area: **616 Sq. Ft./ 57.2 Sq. M.**



Ground 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/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.