

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

Kerr&co



Devonport Road, London W12

A generous two bedroom maisonette providing 916 sq ft of accommodation, set on the top two floors of this Victorian conversion, benefitting from a private West facing roof terrace.

This well-presented, spacious flat offers an impressive reception / dining room with a separate kitchen, one large bathroom, and two double bedrooms. Benefiting from a West-facing roof terrace, that seamlessly opens out from the reception / dining room, and generous storage. Situated in a sought-after residential street in Shepherd's Bush, the property benefits from excellent transport links, being within walking distance from Shepherd's Bush Market, 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.

Offers in excess of: £600,000 Share of freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com





Devonport Road, W12 8PB

Spacious split level, top floor flat
Impressive reception / dining room that effortlessly
opens out onto the west facing roof terrace.

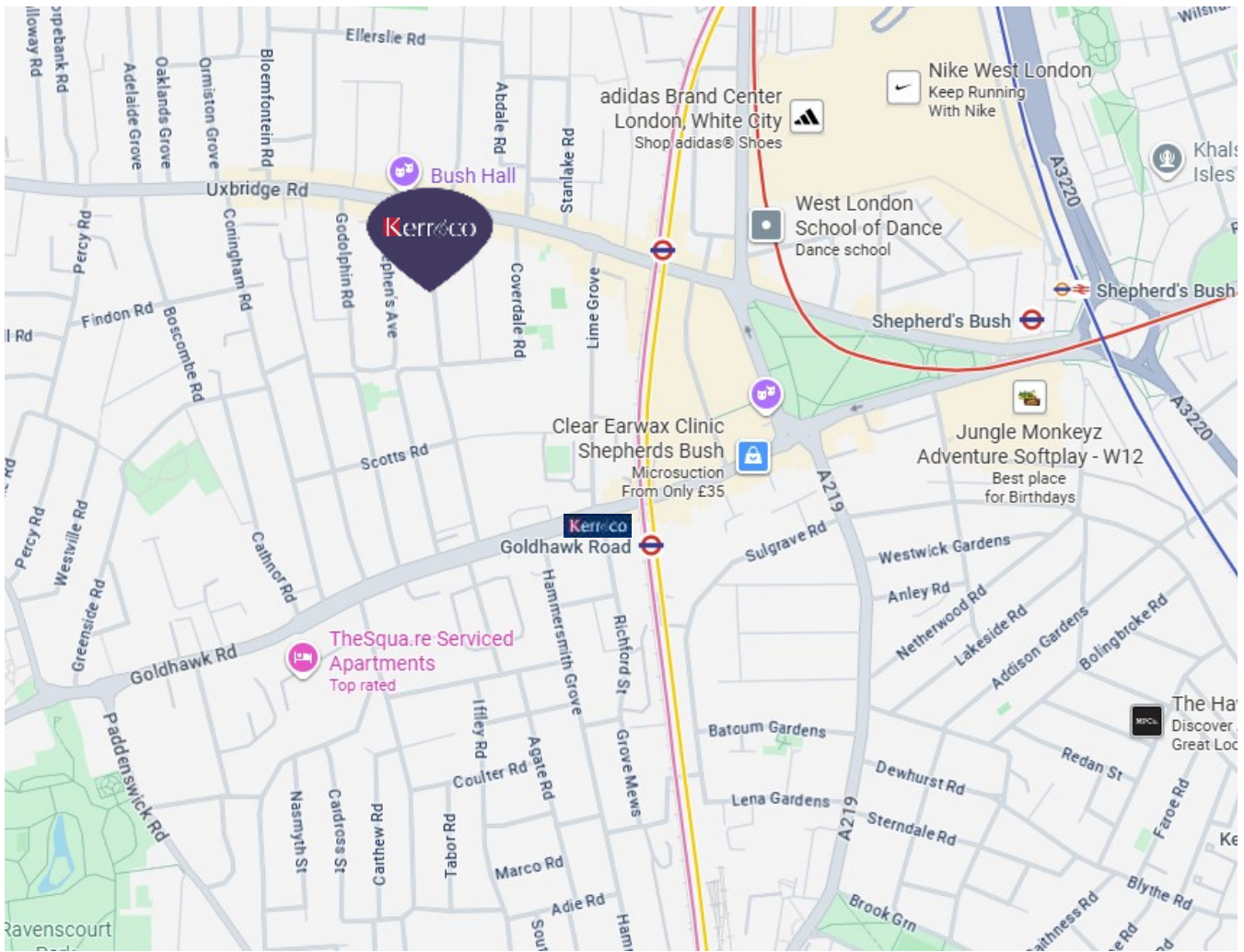
Spacious Bathroom.

Two double bedrooms.

Well located for ease of access to Shepherd's Bush
Market, Shepherd's Bush and Hammersmith
underground stations (Central, Circle, Hammersmith
& City, District, Mildmay 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	69 C	78 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.

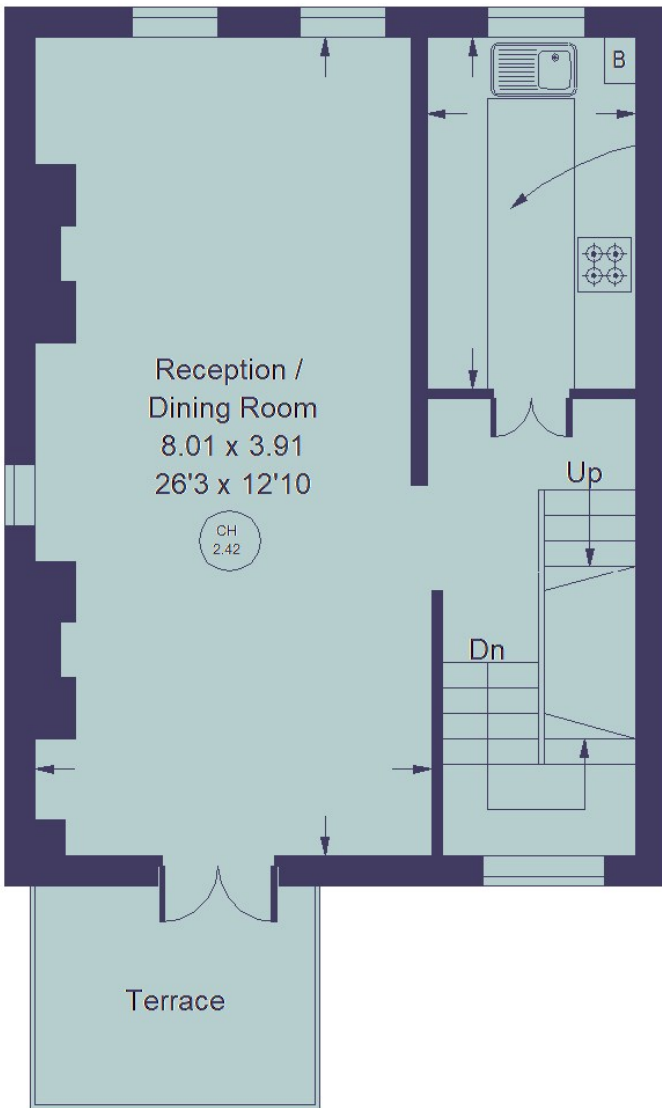
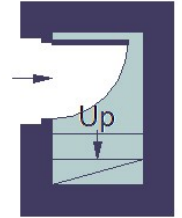
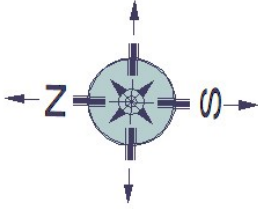
Tenure:	Share in the freehold with an underlying lease of 999 years from 2010
Service Charge and Ground Rent:	£771 and peppercorn
Service charge covers	Building insurance
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1386.77 for current financial year 24/25)
Parking:	Eligible 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

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Offers in excess of: **£600,000**

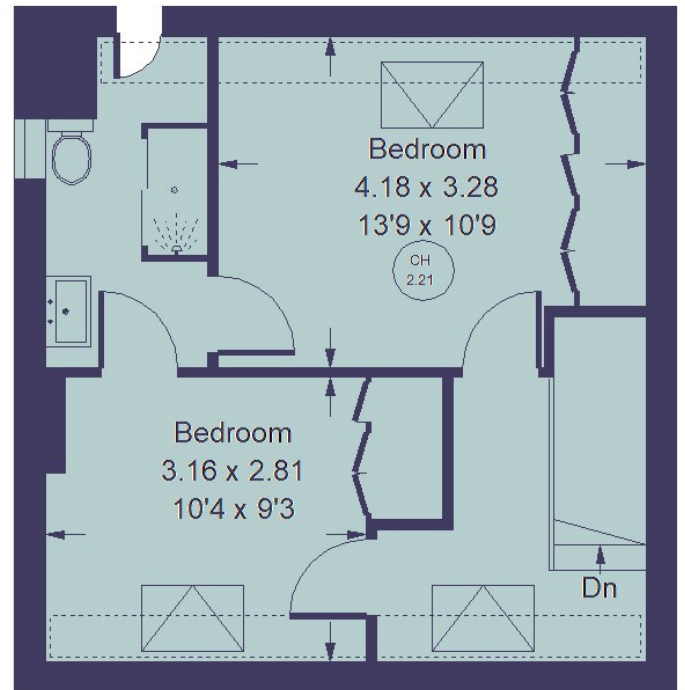
Split level two bedroom top floor maisonette

Approximate gross internal floor area: **916 Sq. Ft./ 85.1 Sq. M.**



Kitchen
3.46 x 2.07
11'4 x 6'9

First Floor



= Reduced headroom below 1.5 m / 5'0

Second Floor

Third 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/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.