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

Kerr&co

# Shepherd's Bush Road, London W6

**A newly renovated two bedroom flat providing 580 sq ft of accommodation, set on the third floor of this purpose build block of flats, benefitting from an array of natural light and a west facing balcony.**

This well-presented, spacious flat offers a reception room with a separate kitchen, two bedrooms, and a large bathroom. Benefiting from a West-facing balcony, and generous storage. Situated on Shepherd's Bush Road, 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.

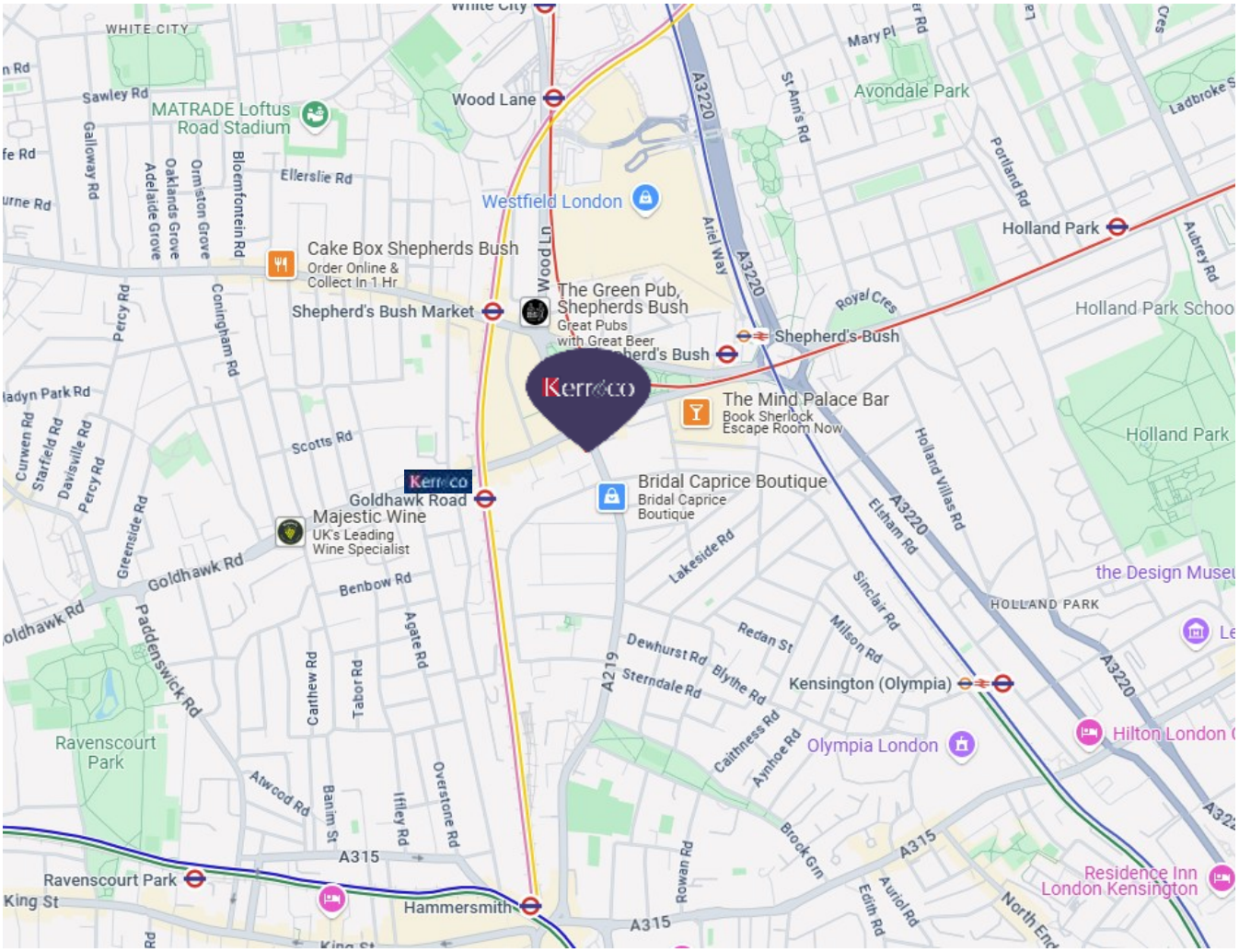
**Asking Price: £395,000 Leasehold**

020 8743 1166
**sales@kerrandco.com**
020 8743 4332
**lettings@kerrandco.com**
**www.kerrandco.com**

NAEA National Association of Estate Agents
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK
ARLA

## Shepherd’s Bush Road, London W6 7PJ

Spacious two bedroom flat
Reception room.
Separate Kitchen.
Private west facing balcony.
Spacious Bathroom.
Well located for ease of access to Goldhawk Road, 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.

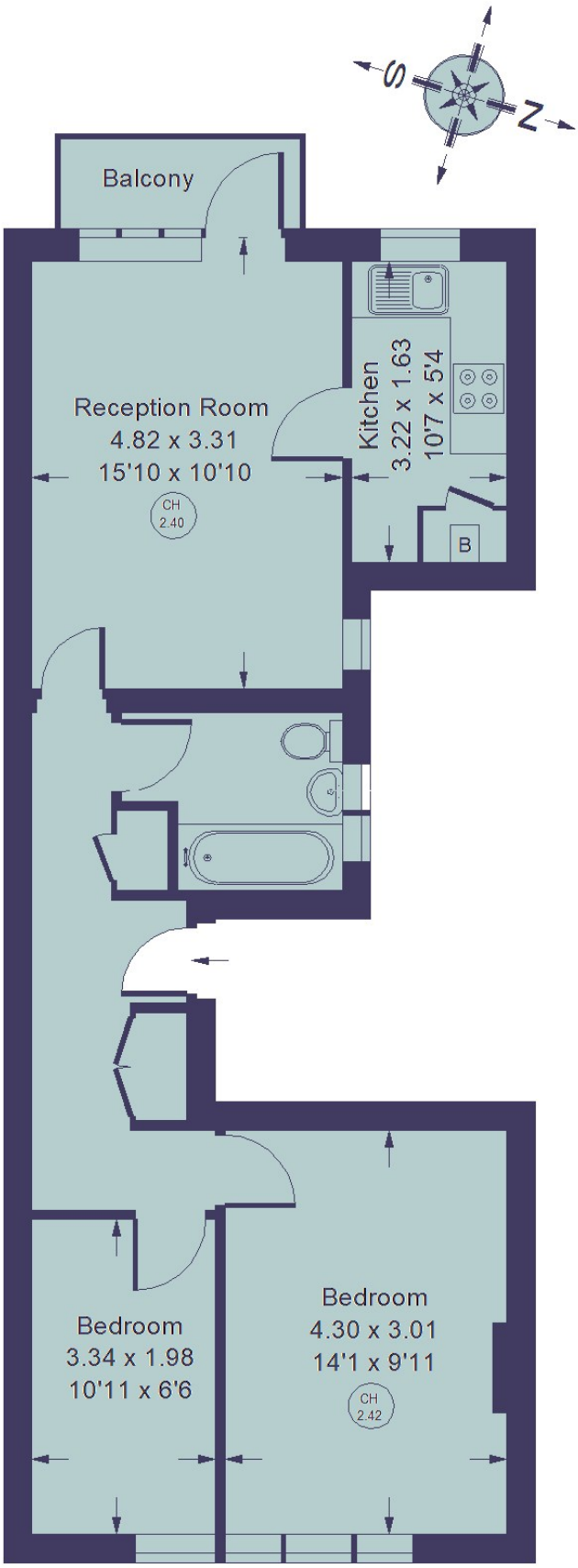



| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | | |
| 39-54 | E | 42 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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 with 125 years remaining |
| Service Charge and Ground Rent: | £800 and £100 ground rent to be doubling every 25 years |
| Service charge covers | Building insurance, communal electricity, repairs and maintenance,, and management fees. |
| 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 |

Shepherd's Bush Road, London W6 7PJ
Asking Price: **£395,000**
Two bedroom flat
Approximate gross internal floor area: **580 Sq. Ft./ 53.9 Sq. M.**





Kerr&co
77 Goldhawk Road
Shepherd's Bush
London W12 8EH
sales@kerrandco.com
020 8743 1166
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 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.