

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

Kerr&co



The Grove, London W6

A new build, two bedroom duplex flat providing 969 sq ft of accommodation, set on the lower ground and ground floor of this new build block of flats, benefitting from lift access and a private west facing terrace.

Two double bedroom flat.

Reception room with open plan modern integrated kitchen.

West facing private terrace.

Master bedroom with en-suite.

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.

Asking Price: £750,000 Long Leasehold

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APARTMENT 3

CHAPLIN APARTMENTS

The Grove W6

Asking Price: **£750,000**

Two bedroom new build flat

Approximate gross internal floor area: **969 Sq.**

Ft./ 90 Sq. M.

Tenure: New lease of 250 years

Service Charge and Ground Rent: £2,410.00 and peppercorn

Service charge covers Building insurance, communal electricity, repairs and maintenance, accounting and management

Local Authority: LBHF

Council Tax: TBC

Parking: Car free scheme

Accessibility: Internal stairs and lift access to all levels

Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).

Heating: District heating system providing hot water and heating via radiators

Flood risk: Ask Agent



2 BEDROOM DUPLEX APARTMENT

90 SQM / 969 SQFT

Kitchen/Living/Dining	6.5 x 4.7m	21' 4" x 15' 5"
Bedroom 1	8.1 x 3.1m	26' 7" x 10' 2"
Bedroom 2	3.4 x 4.5m	11' 2" x 14' 9"
Terrace	2.5 x 3.5m	8' 2" x 11' 6"



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.