

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

Kerr&co



Aldine Street, London W12

A one bedroom garden flat providing 543 sq ft of accommodation, set on the lower ground floor of this Victorian conversion, benefitting from it's own entrance and private 45 ft garden.

This spacious flat offers a modern open-plan reception room with an integrated kitchen, one bedroom, and a bathroom. Benefiting from a large 45 ft private garden, generous storage, and a private entrance with a wide entrance hall. 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 and Shepherd's Bush stations (Hammersmith & City, Central, Circle and Mildmay 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: £425,000 Leasehold

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Aldine Street, London W12 8AN

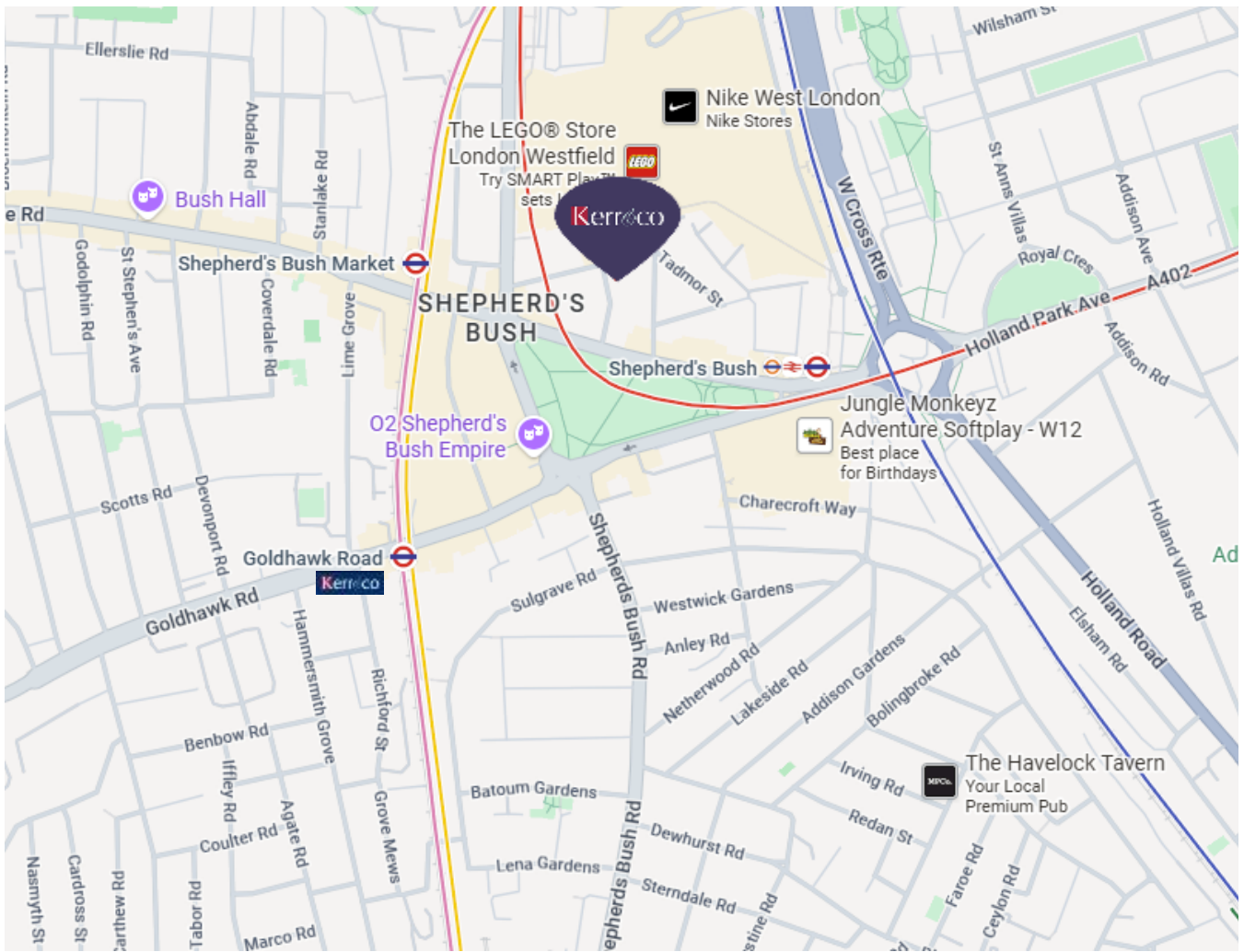
Spacious one bedroom garden flat
Reception room with open plan modern integrated
kitchen.

45 ft private garden
Bathroom.

Well located for ease of access to Shepherd's Bush
Market and Shepherd's Bush underground stations
(Central, Circle, Hammersmith & City and
Mildmaylines).

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: To be sold with a new 125 year lease
- Service Charge and Ground Rent: Service charge paid on an ad hoc basis and peppercorn ground rent
- Service charge covers: Building insurance and repairs and maintenance,
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band D (£1,451.42 for current financial year 25/26)
- 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: Ask agent

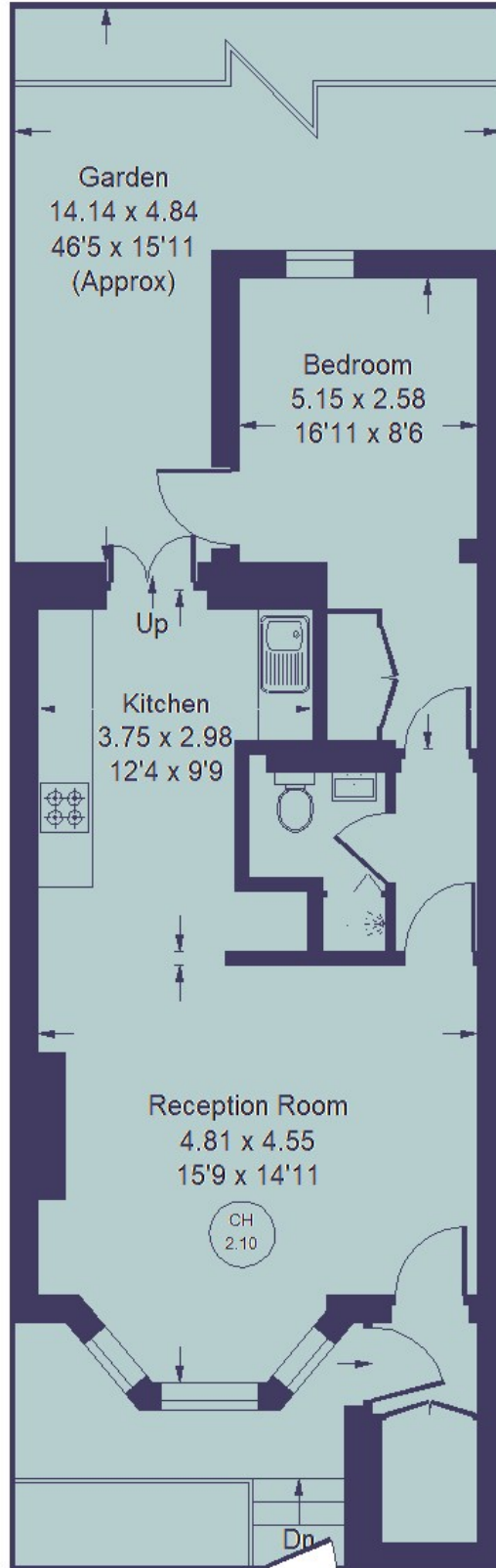
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Offers in excess of: **£425,000**

One bedroom Victorian conversion garden flat

Approximate gross internal floor area: **543 Sq. Ft./ 50.5 Sq. M.**

NB: The photos have CGI furniture



Lower 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/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.