

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

Kerr&co



Cathnor Road, London W12

An incredible one bedroom flat providing 531 sq ft of accommodation, set on the raised ground floor of this Victorian converted building.

This well-presented, bright and spacious flat offers high ceilings throughout and has been finished to an exceptionally high standard. The accommodation measures in excess of 530 sq. ft. and comprises of a double bedroom, large shower room, open plan kitchen/dining/reception room. Situated in a sought-after residential tree lined street in Shepherd's Bush within easy access to both Cathnor and Ravenscourt Park's, local transport links including Goldhawk Road and Shepherd's Bush Stations (Hammersmith & City, Circle, Central and Mildmay lines) as well as a broad array of shopping amenities along Goldhawk Road, Hammersmith Broadway, Shepherd's Bush Green and West London Westfield.

Asking Price: £445,000 Leasehold

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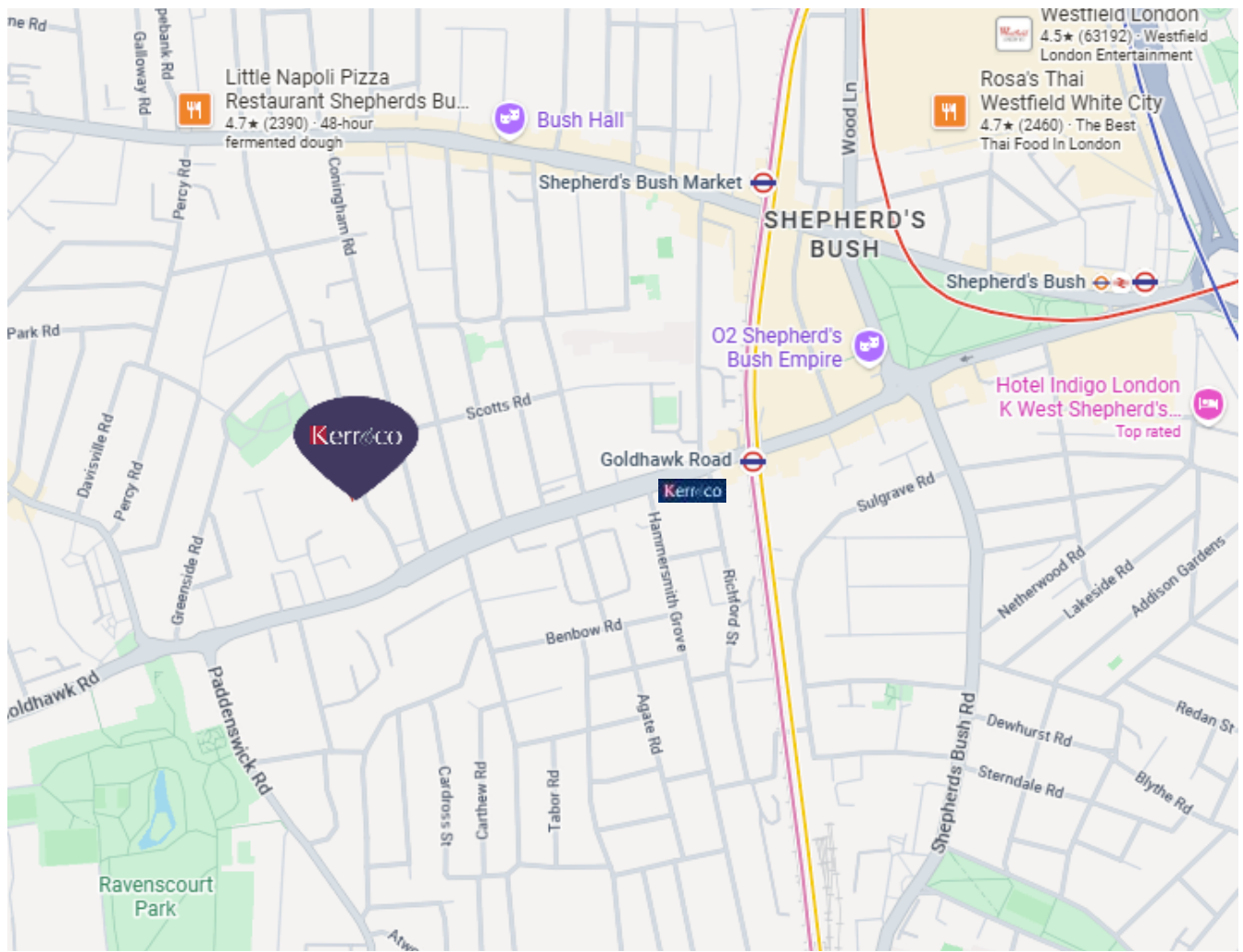




Cathnor Road, London W12 9JD

One bedroom Victorian converted flat.
 Bright reception room with open plan kitchen / diner.
 Period features.
 Large shower room.
 Bespoke plantation shutters in front bay.
 Spacious double bedroom.
 Well located for ease of access to local transport.
 Close to parks.
 Short walk from shopping amenities in the well
 renowned Westfield shopping complex including John
 Lewis and Soho House private members house.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 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.

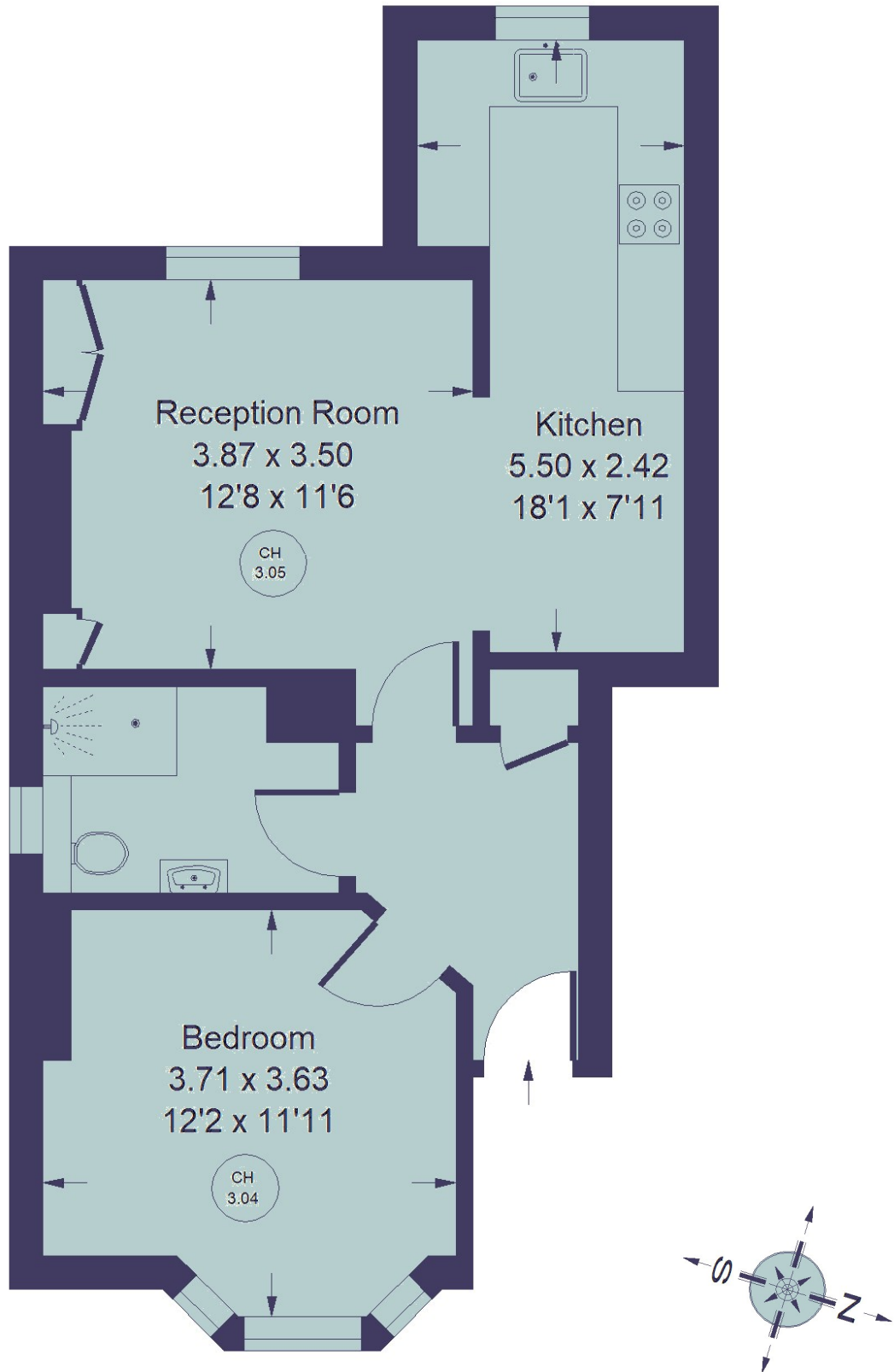
Tenure:	Leasehold with 151 years remaining
Service Charge and Ground Rent:	£500 per annum and peppercorn
Service charge covers	Building insurance, communal electricity and general repairs and maintenance
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band C (£1,350.68 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps up to front door and level access within the flat
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

Cathnor Road W12 9JD

Asking Price: **£445,000**

One bedroom Victorian converted flat

Approximate gross internal floor area: **531 Sq. Ft./ 49.3 Sq. M.**



Raised Ground 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.