

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

Kerr&co



Lime Grove, London W12

A generous two double bedroom flat providing 877 sq ft of accommodation, occupying the ground floor of this charming red brick Victorian terraced house, benefitting an office space in the basement, ideal for those working from home, and a private 27 ft garden.

This well-presented, provides two bedrooms, a generous reception room, separate dining room and kitchen leading on the private rear garden and a cellar home office. The owner has meticulously renovated the flat since purchasing in 2024. Lime Grove is a popular residential street with easy access to an array of transport and shopping facilities, being within walking distance from Shepherd's Bush Market, 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: £700,000 Leasehold

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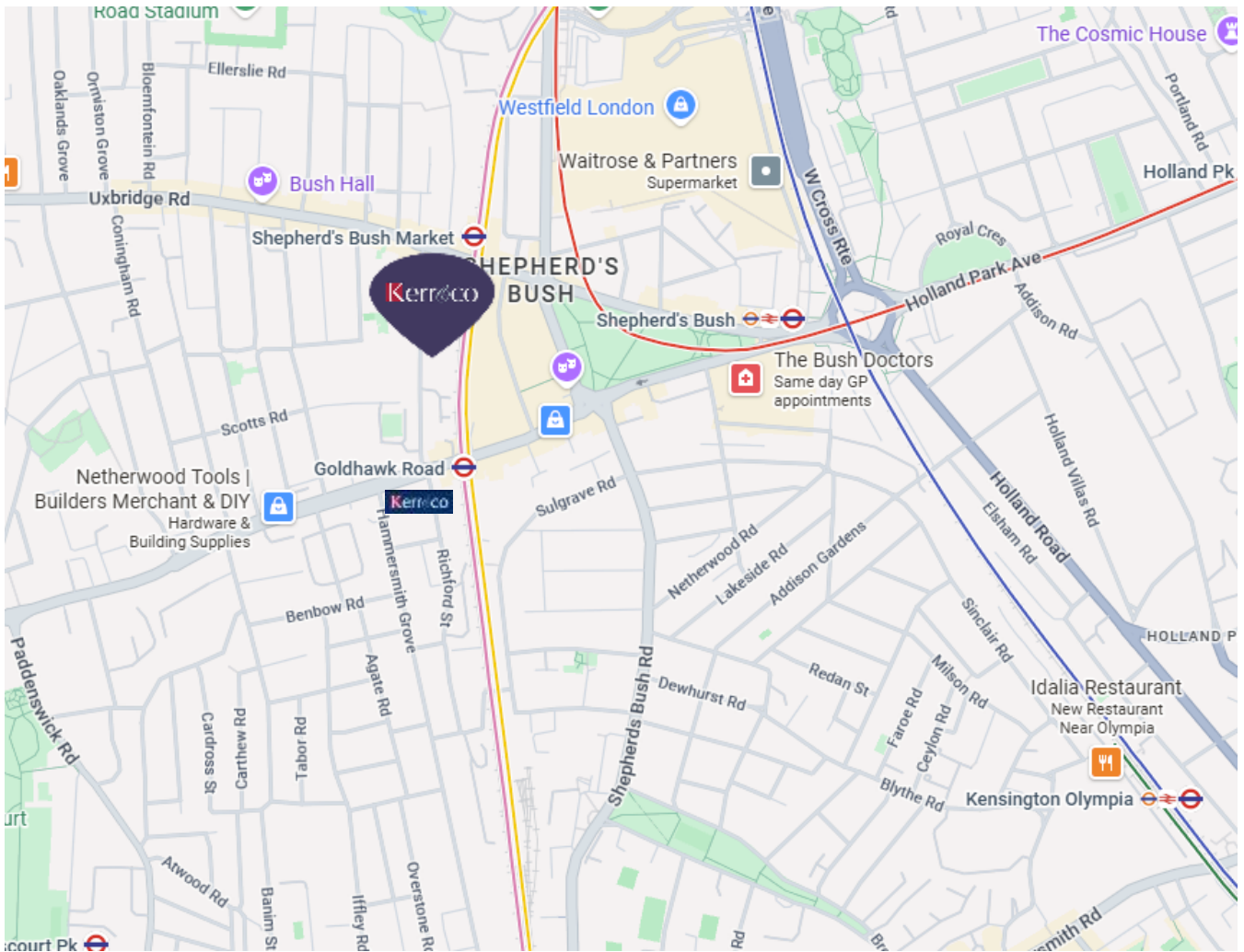


Lime Grove, London W12 8EE



Spacious two bedroom garden flat
Reception room.
Separate kitchen.
Separate dining room.
27 ft private garden.
Spacious Bathroom.
Useful office space in the basement.
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 renowned
Westfield shopping complex.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	74 C
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 a lease of 189 years from 1st January 2023 (187 years remaining)
- Service Charge and Ground Rent: 50% of outgoings paid on an ad hoc basis and peppercorn
- Service charge covers: Building insurance, communal electricity, repairs and maintenance
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band D (£1,519.51 for current financial year 26/27)
- Parking: Eligible for a L.B.H.F. residents parking permit
- Accessibility: Level access on ground floor and stair down to basement
- 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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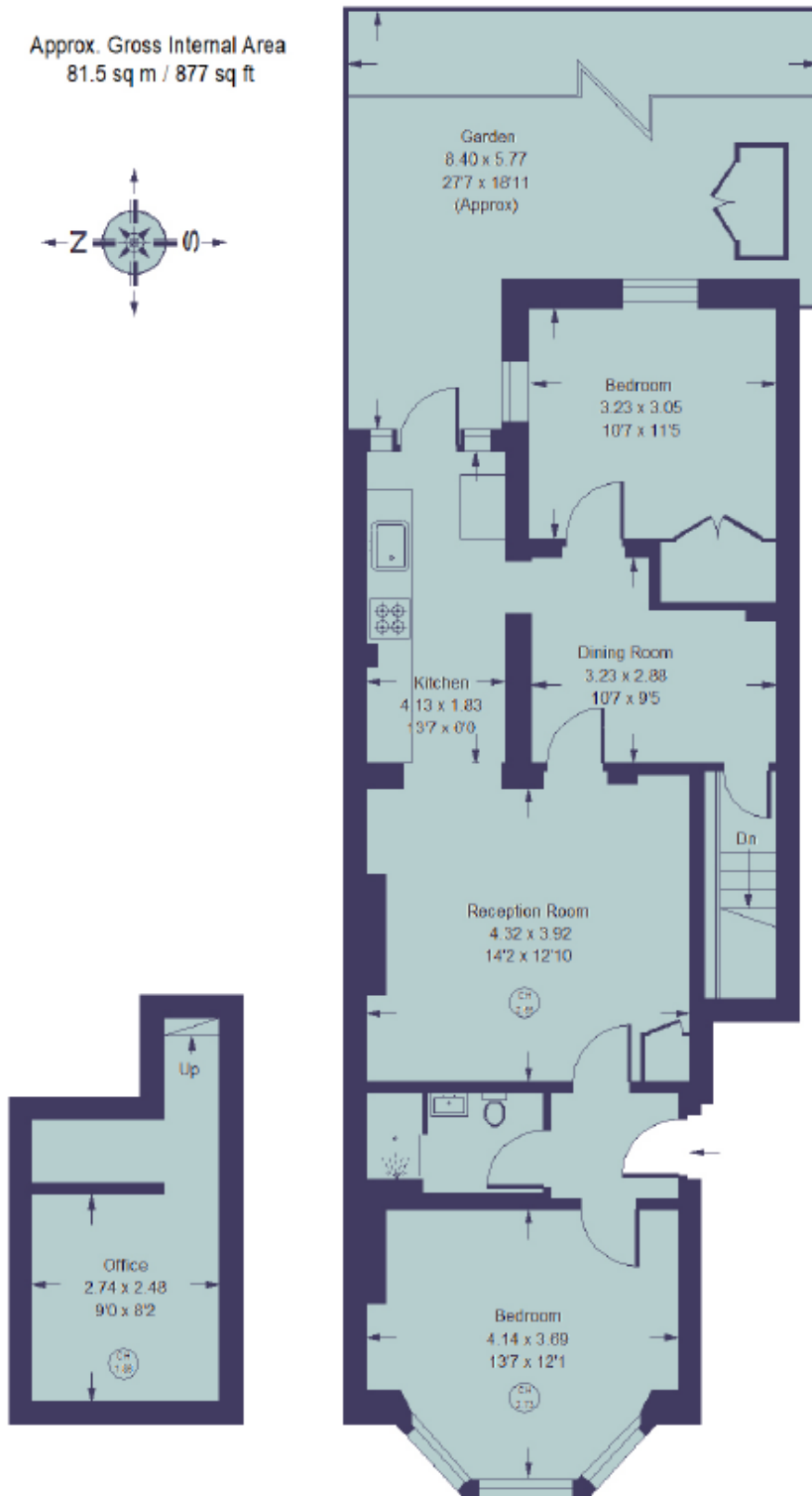
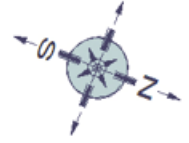
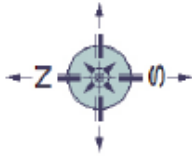
Asking Price: **£700,000**

Two bedroom Victorian conversion garden flat

Approximate gross internal floor area: **877 Sq. Ft./ 81.5 Sq. M. (including cellar office)**

Lime Grove, W12

Approx. Gross Internal Area
81.5 sq m / 877 sq ft



Lower Ground Floor

Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

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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/fitings 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.