

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

Kerr&co



Hetley Road, London W12

A two bedroom flat providing 595 sq ft of accommodation, set on the second floor of this Victorian conversion, benefitting from an east-west aspect allowing for plenty of natural light throughout the day.

This spacious flat offers a bright reception room, a separate kitchen, two bedrooms, and a large bathroom. Benefiting from an east-west aspect, 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 Hawthorn gastro pub, the extensive shopping and leisure amenities of Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club.

Asking Price: £489,950 Share of freehold

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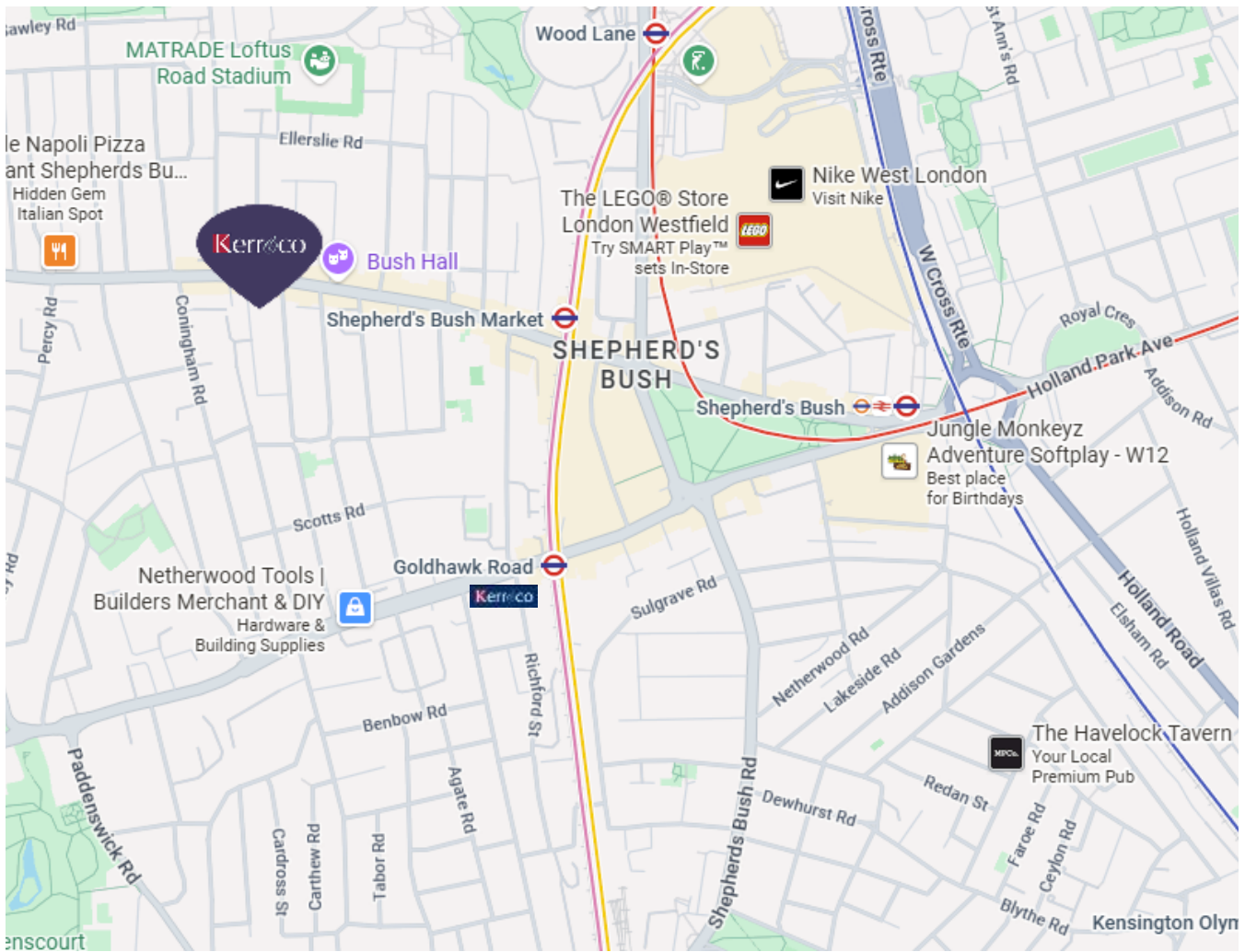




Hetley Road, London W12 8BA

Two bedroom Victorian conversion flat
Bright reception room.
Separate kitchen.
Spacious Bathroom.
East-West aspect.

Well located for ease of access to Shepherd's Bush Market and Shepherd's Bush stations (Central, Circle, Hammersmith & City and Milmay 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		
55-68	D	57 D	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.

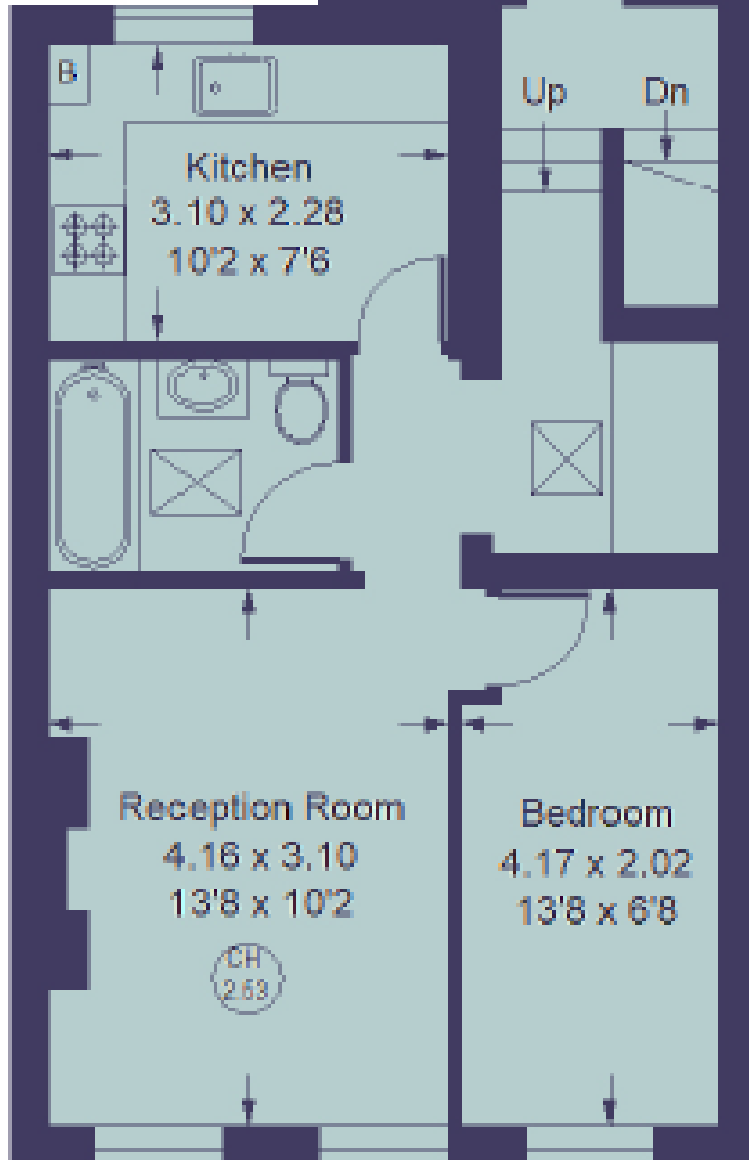
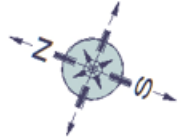
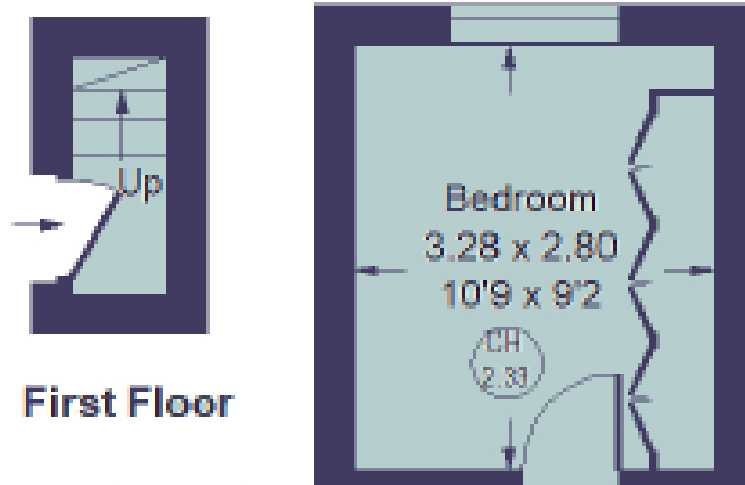
- Tenure: Share of freehold with an underlying lease of 999 years from 1st January 1987 (960 remaining)
- Service Charge and Ground Rent: Service charge paid on an ad hoc basis and there is no ground rent
- Service charge covers: Building insurance, communal electricity, and repairs and maintenance.
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band D (£1,519.51 for current financial year 25/26)
- Parking: Eligible for a L.B.H.F. residents parking permit
- Accessibility: Steps up to front door and internal stairs up to flat door
- 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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Two bedroom Victorian conversion flat

Approximate gross internal floor area: 595 Sq. Ft./ 55.3 Sq. M.



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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.