

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

Kerr&co



Devonport Road, London W12

A very good sized one bedroom, split level flat with balcony, laid out over the ground and first floors, offering 538 Sq Ft of accommodation.

This well presented property has a private entrance and comprises of reception room, separate kitchen, under stairs storage, bathroom, bedroom and balcony. The flat is situated in this prime location on a quiet tree lined street, with easy access to transport links and shopping facilities along Goldhawk Road, Uxbridge Road, Shepherds Bush and Hammersmith. The flat benefits from a modern integrated kitchen, wooden flooring and an abundance of natural light.

Asking Price: £385,000 Long Leasehold

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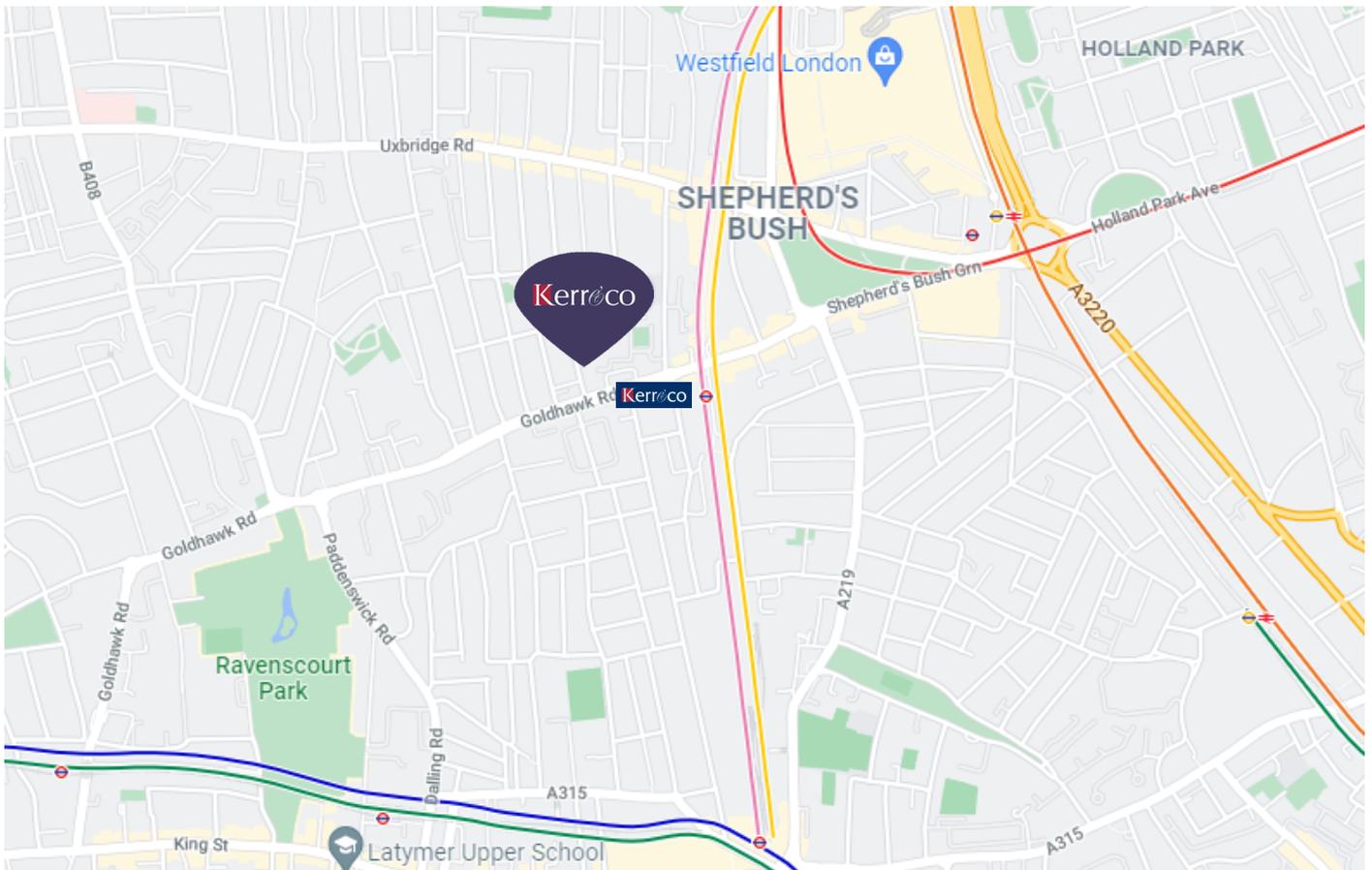




Devonport Road W12 8NY

A large one bedroom split level flat offering 538 Sq Ft of accommodation.
Separate kitchen .
Private entrance.
Balcony.
Well located for ease of access to both Hammersmith and Shepherd's Bush town centres where underground stations are located.
Long lease.
No onward chain.
Under stairs storage.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 75 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.

Devonport Road, London W12 8NY

One bedroom flat with balcony

Approximate gross internal floor area: **538 Sq. Ft. (50 Sq. M.)**

Asking Price: **£385,000**

Tenure: **125 year lease from March 2000**

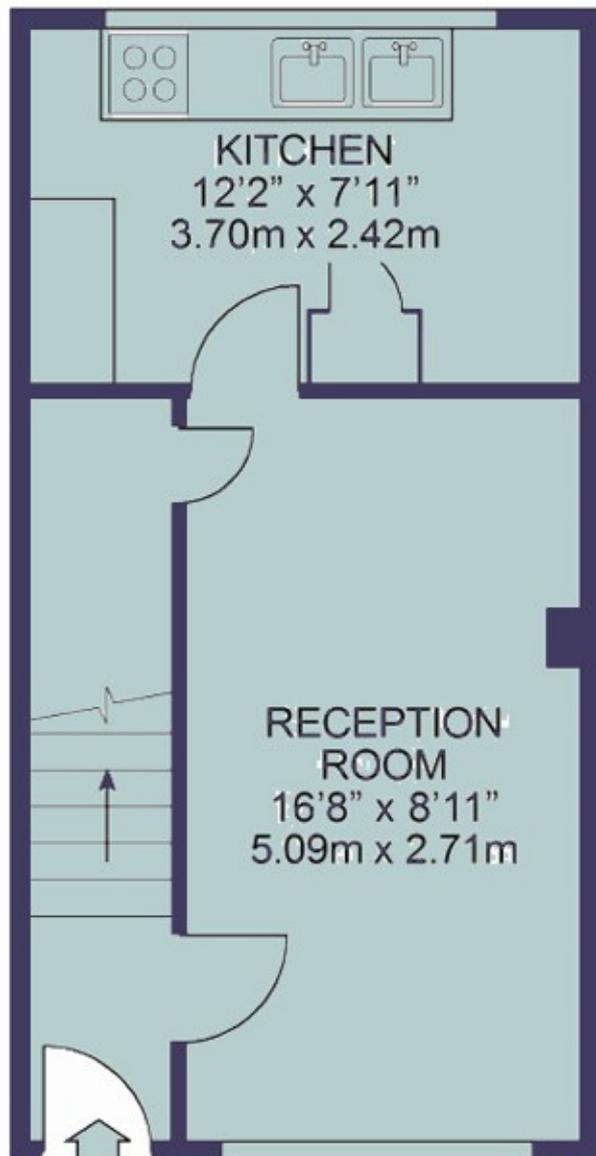
Service Charge: **£557.97 per annum**

Ground Rent: **£10 per annum**

EPC Rating: **C70**

Parking: **Residents parking permit**

Council Tax: **Band C**



Ground Floor



First Floor

1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or 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. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.
2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.
3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.