

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

Kerr&co



Ariel Court, Goldhawk Road, London W12

A generous one bedroom flat providing 637 sq ft of accommodation, set on the top floor of this purpose built block of flats allowing for an abundance of natural light.

This spacious flat offers a modern open-plan reception room with a separate kitchen, one double bedroom, and a large bathroom. Benefiting from a south facing aspect in the reception room, gated off street parking and generous storage. Situated in an ideal location on Goldhawk Road, the property benefits from excellent transport links, being within walking distance from Goldhawk Road and Stamford Brook stations (Hammersmith & City, Circle and District lines), as well as being in easy reach to an array of shops and café's along the Askew Road and the extensive shopping and leisure amenities of Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club.

Asking Price: £450,000 Long Leasehold

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Ariel Court, London W12 9SR

Spacious one bedroom top floor flat

Reception/dining room.

Separate Kitchen.

South facing aspect bathing the flat in natural light.

No chain.

Gated off-street parking.

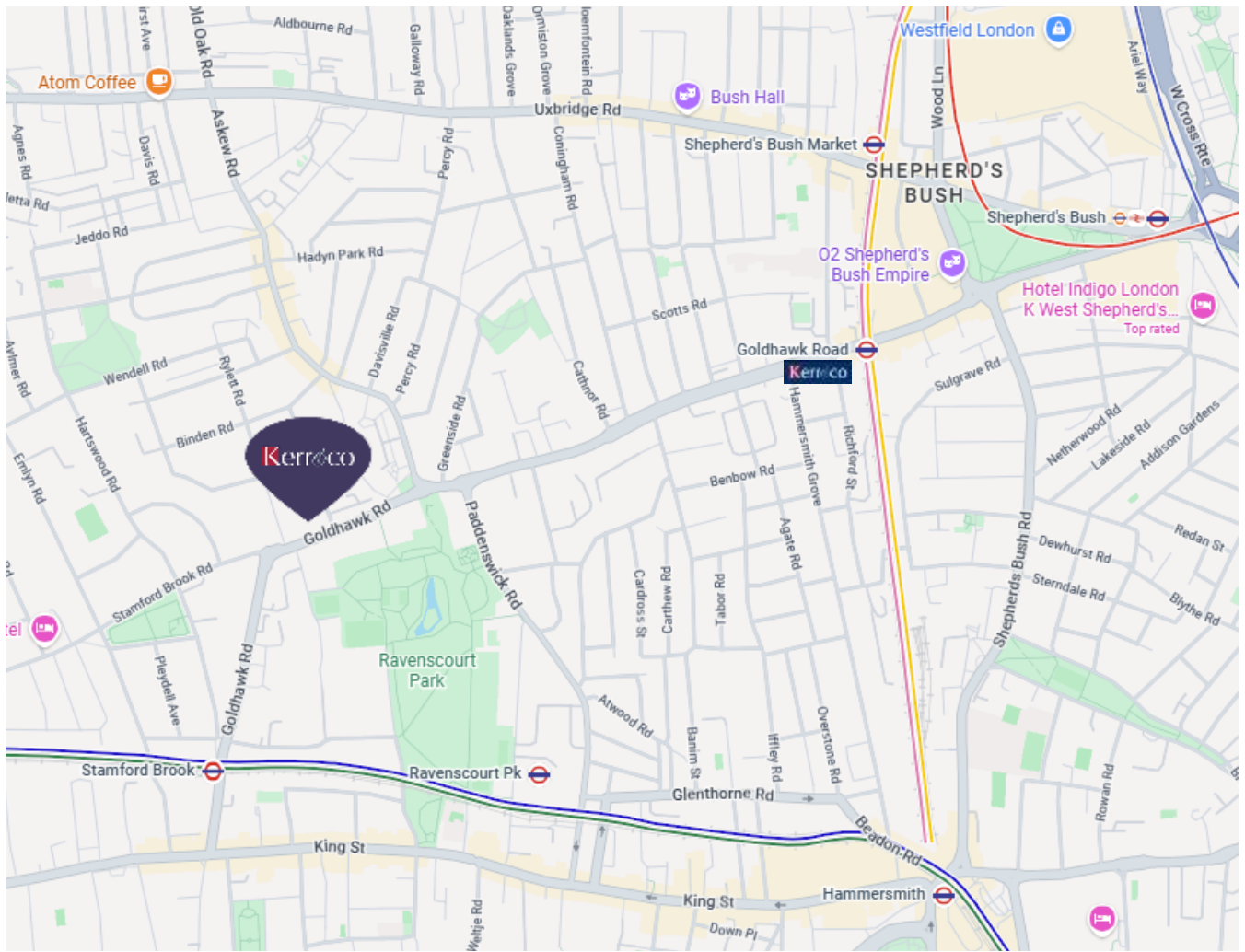
Spacious Bathroom.

Well located for ease of access to Goldhawk Road, and Stamford Brook stations (Circle, Hammersmith & City and District lines).

Short walk from shopping amenities along Askew Road and within the well renowned Westfield shopping complex.

N.B. some of these photos have CGI furniture





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 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.

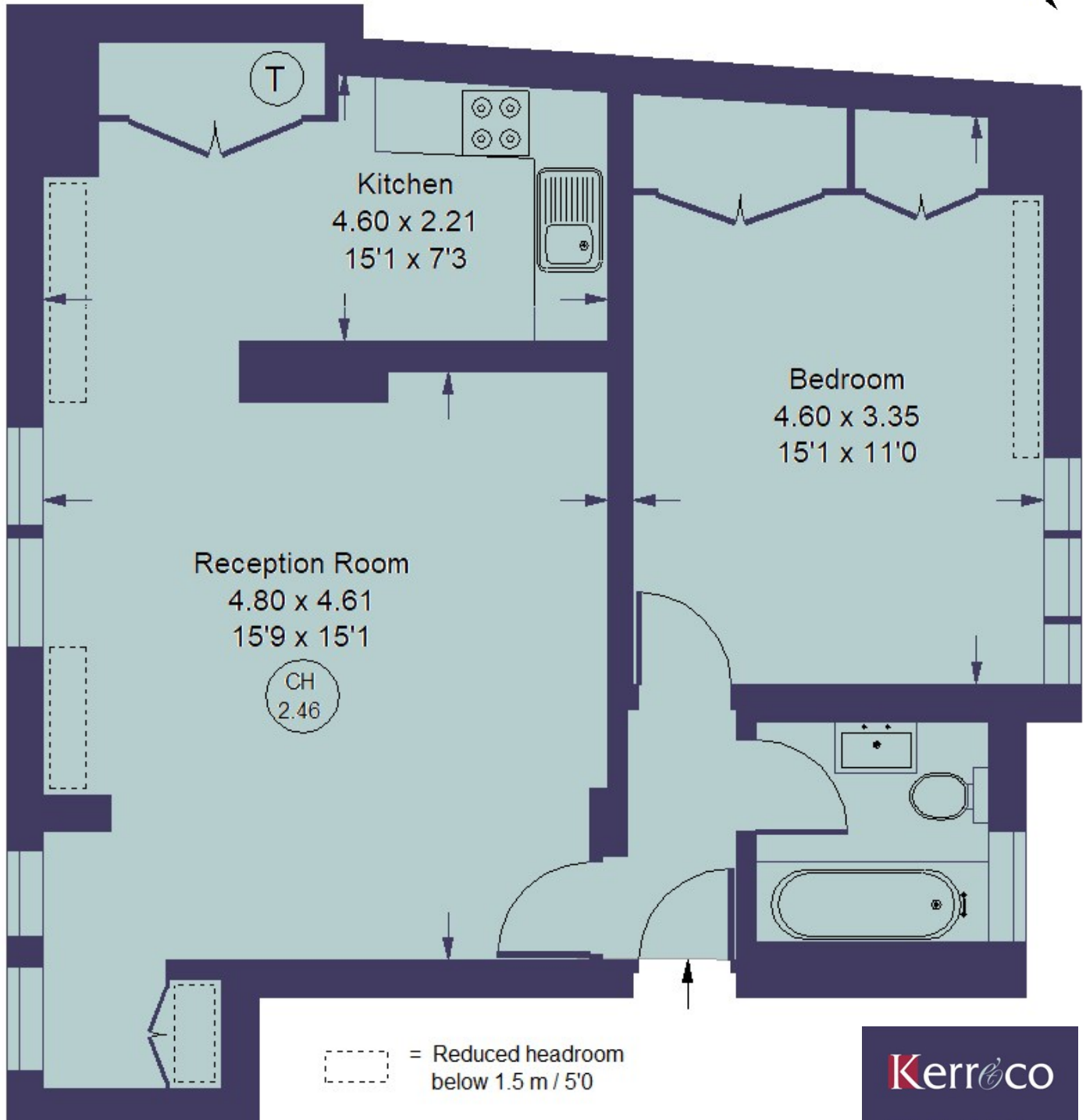
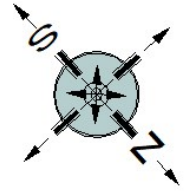
Tenure:	Leasehold in excess of 900 years
Service Charge and Ground Rent:	5.38% of total costs of the building, estimated at £2,000
Service charge covers	Building insurance, communal electricity, repairs and maintenance,, and annual auditing accounts
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band C (£1,350.68 for current financial year)
Parking:	Off-street parking and eligible for a L.B.H.F. residents parking permit
Accessibility:	Communal stairs up to third floor, 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

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Asking Price: **£450,000**

Spacious one bedroom purpose built flat

Approximate gross internal floor area: **637 Sq. Ft./ 59.2 Sq. M.**



Third 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/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.