

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

Kerr&co



Sulgrave Road, London W6

A generous two bedroom split level flat providing 716 sq ft of accommodation, set on the first floor of this Victorian conversion, benefitting from it's own entrance and private South facing terrace.

This well-presented, spacious flat offers a modern open-plan reception room with an integrated kitchen, two bedrooms, and a large bathroom. Benefiting from a South-facing terrace, generous storage, and a private entrance with a wide entrance hall. Situated in a sought-after residential street bordering Brook Green, the property benefits from excellent transport links, being within walking distance from 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.

Offers in excess of: £595,000 leasehold

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Sulgrave Road, London W6 7QH

Spacious split level two bedroom flat
Reception room with open plan modern integrated kitchen.

South facing private terrace.

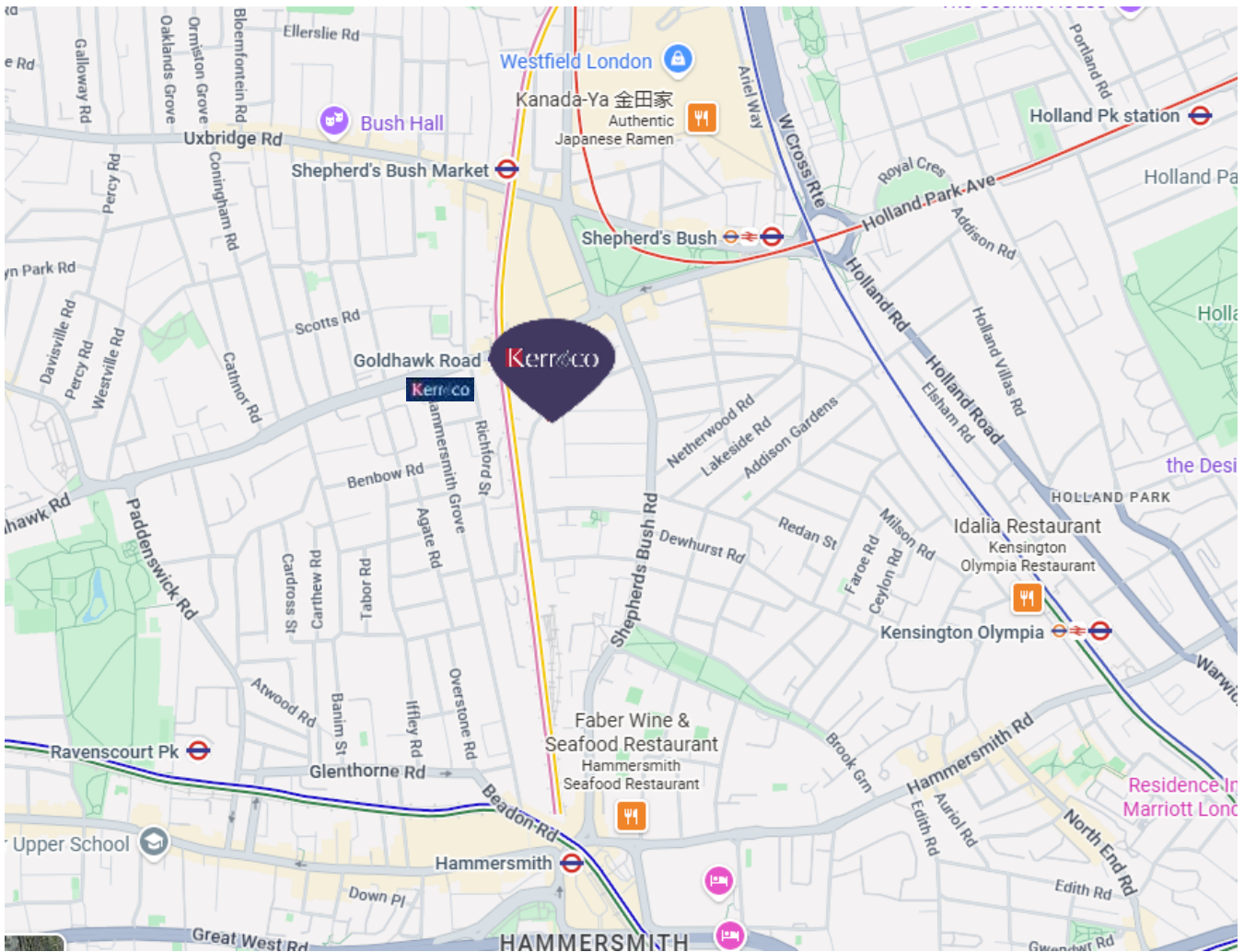
Private entrance.

Spacious Bathroom.

Well located for ease of access to Goldhawk Road, Shepherd's Bush and Hammersmith underground stations (Central, Circle, Hammersmith & City, District, Mildmay and Piccadilly 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		79 C
55-68	D	65 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.

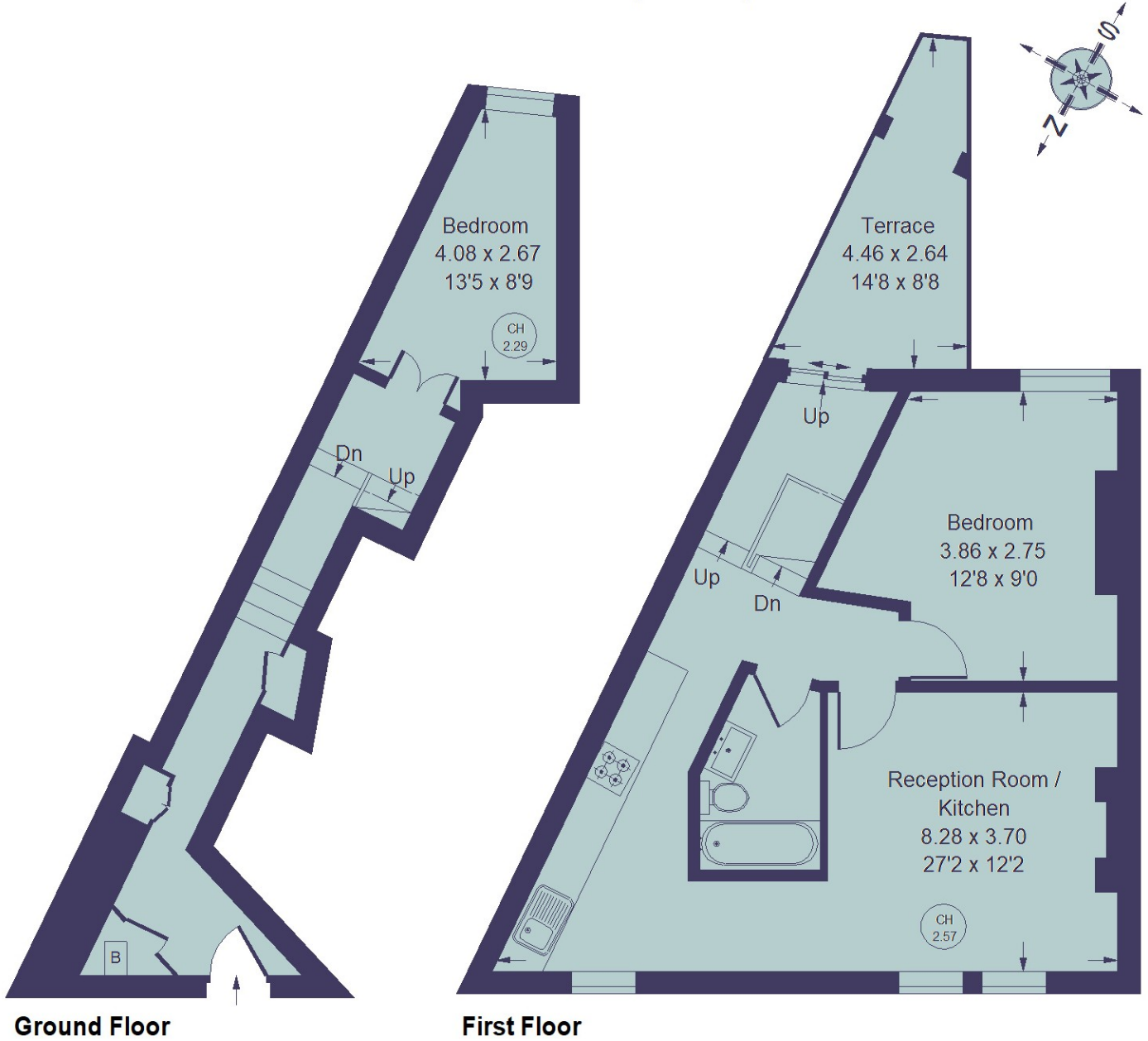
- Tenure: Leasehold of 125 years from 2022 (121 years remaining)
- Service Charge and Ground Rent: £TBC and £250 per annum
- Service charge covers: Building insurance, repairs and maintenance
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band D (£1,350.68 for current financial year 26/27)
- Parking: Eligible for a L.B.H.F. residents parking permit
- Accessibility: Internal staircase connecting ground and first floors
- 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

Sulgrave Road W6 7QH

Offers in excess of: **£595,000**

Two bedroom Victorian conversion flat

Approximate gross internal floor area: **716 Sq. Ft./ 66.5 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/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.