

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

**Kerr**&co



## **BEAULERC ROAD, LONDON W6**

**A large beautiful three bedroom split level flat over the top two floors of this Victorian converted building.**

This spacious flat offers 1,140 sq ft of light accommodation with planning permission for a roof terrace planning reference 2017/04363/FUL. The property comprises of reception room, kitchen, bathroom and three double bedrooms with the master being en suite. The flat is based in the heart of Brackenbury in this sought after quiet tree lined residential street within easy access of transport links and shopping facilities along Goldhawk Road, Hammersmith Broadway and Shepherd's Bush Green.

**Offers in excess of: £700,000 Leasehold**

020 8743 1166  
[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 4332  
[lettings@kerrandco.com](mailto:lettings@kerrandco.com)

[www.kerrandco.com](http://www.kerrandco.com)

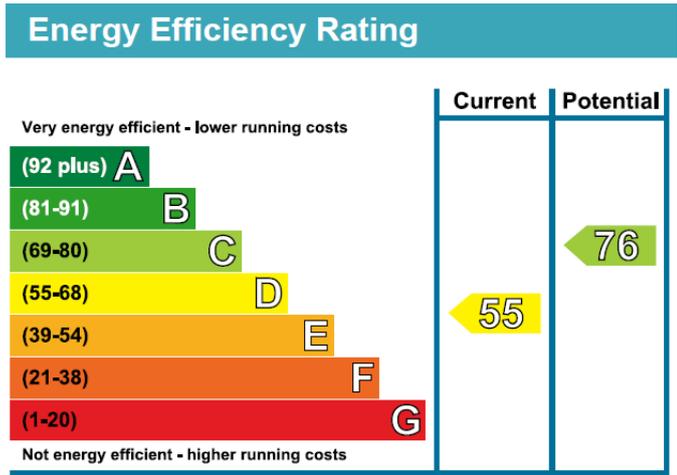
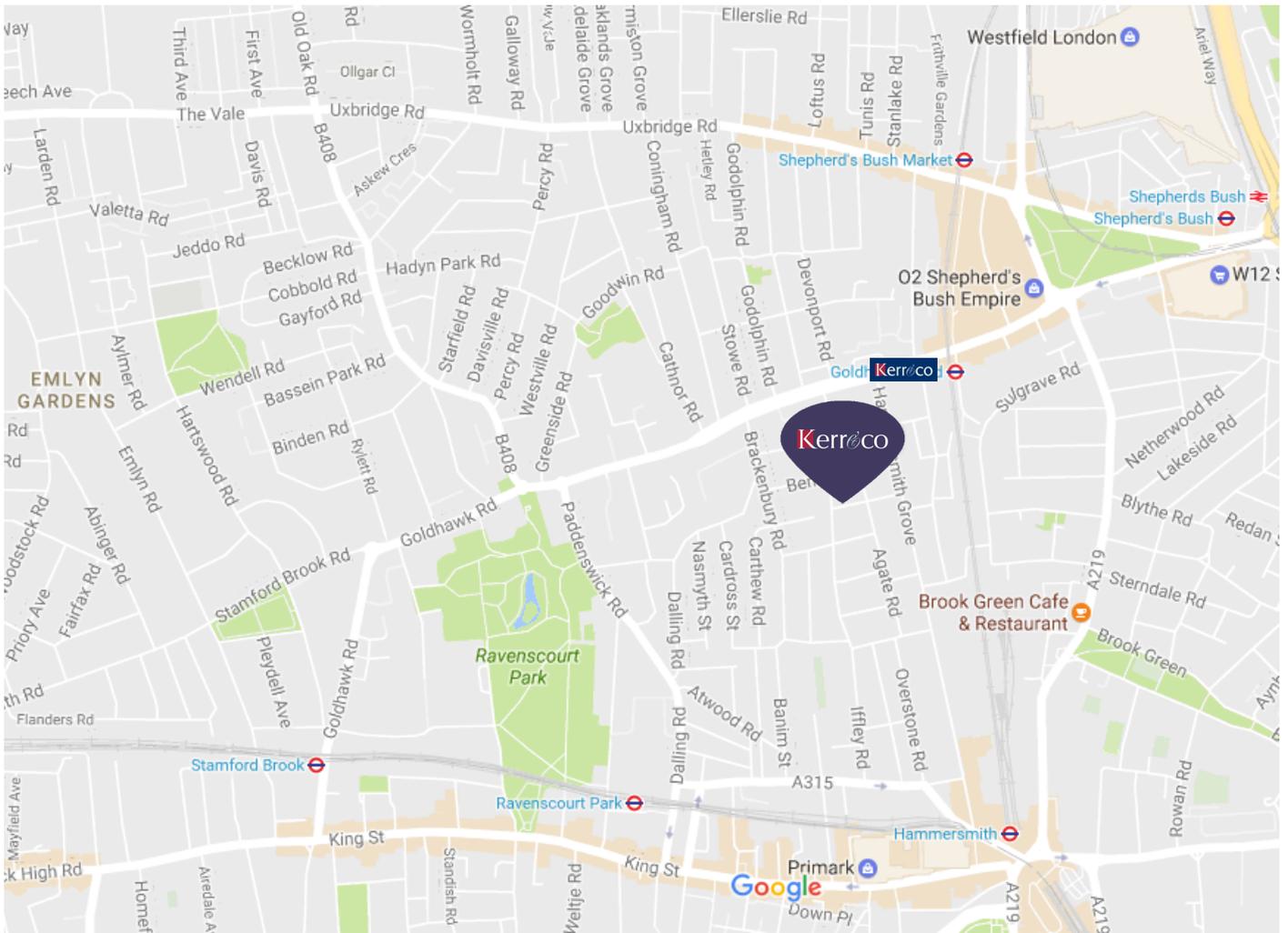




## **BEAUCLERC ROAD, LONDON W6**

A LIGHT AND SPACIOUS FLAT OFFERING 1,140 SQ FT  
SITUATED ON ONE OF W6'S PREMIER RESIDENTIAL STREETS  
GOOD CONDITION  
SPLIT LEVEL FLAT  
PLANNING PERMISSION FOR ROOF TERRACE REF:  
2017/04363/FUL  
MASTER BEDROOM EN SUITE  
THREE BEDROOMS  
FANTASTIC VIEWS  
SHARE OF FREEHOLD





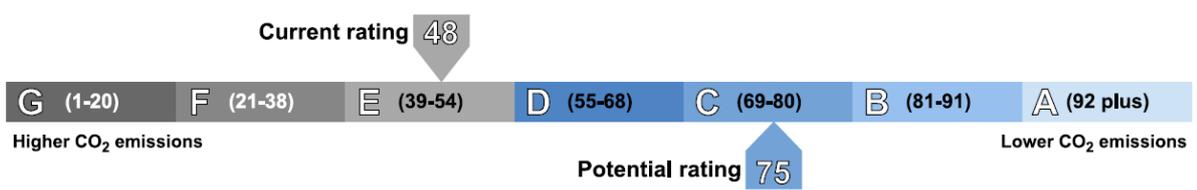
The graph shows the current energy efficiency of your home.

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).

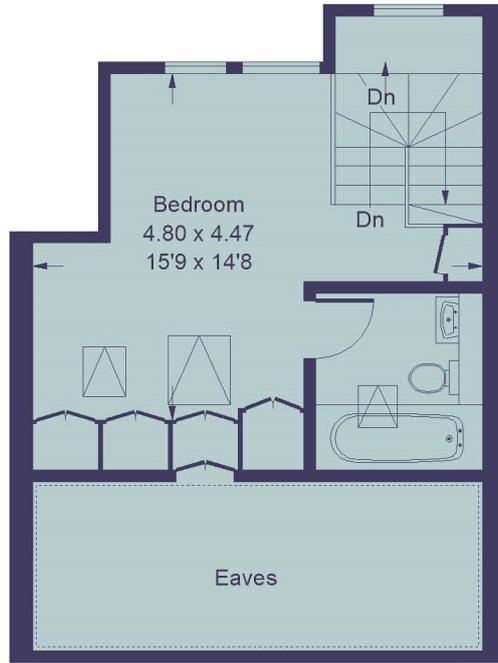
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



BEAUCLERC ROAD, LONDON W6 0NS  
 THREE BEDROOM SPLIT LEVEL FLAT  
 GROSS APPROXIMATE INTERNAL AREA  
 1,140 SQ. FT. (105.9 SQ. M.)  
 Including eaves

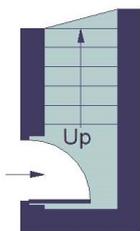
**Tenure:** Leasehold  
 125 years from 3rd April 1996  
**Ground Rent:** £300 per annum  
**Service Charge:** TBC  
**Offers in excess of:** £700,000

**Parking:** Residents parking permit  
**Council Tax Band:** E  
**EPC Rating:** D55

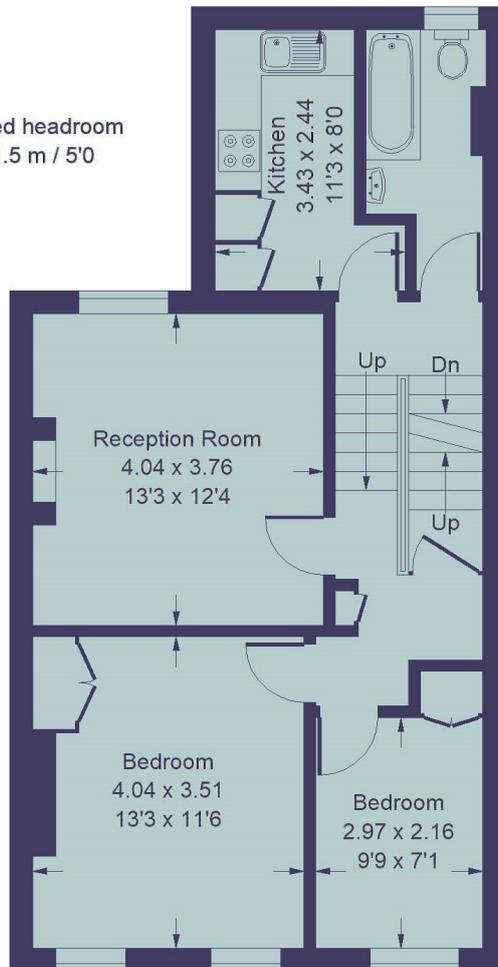


**Third Floor**

= Reduced headroom below 1.5 m / 5'0



**First Floor**



**Second Floor**

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.