



Goldhawk Road, London W12

A bright and spacious top floor flat offering bright and well formed accommodation by providing a large reception room with French doors on to a South facing balcony. This stunning top floor flat offers 533 sq. ft. of accommodation and has all the benefits of new build but within a Victorian façade.

The accommodation provides a generous reception room with fully integrated modern kitchen and French doors on to the south facing balcony, a double bedroom with fitted wardrobes and a stylish bathroom. The flat benefits from a share in the freehold, the entrance being on the first floor and the residual new build warranty.

Asking Price: £425,000 Leasehold Inc. Share in the freehold

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Goldhawk Road, London W12 8EJ

A stylish and well proportioned one bedroom flat.
Complies with modern building regulations including
sound insulation.

Modern condenser boiler and radiators with
thermostatic valves

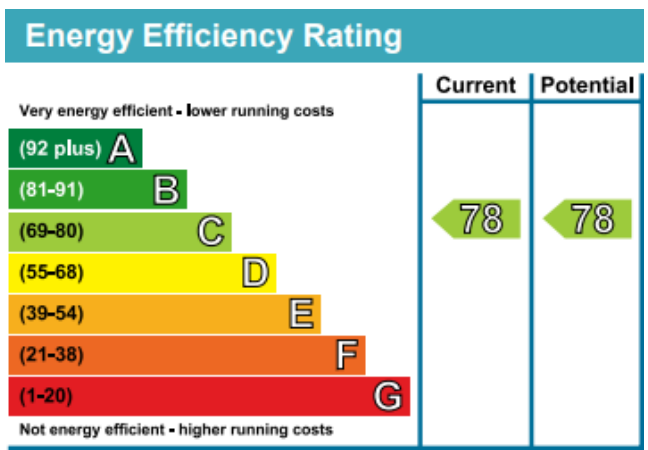
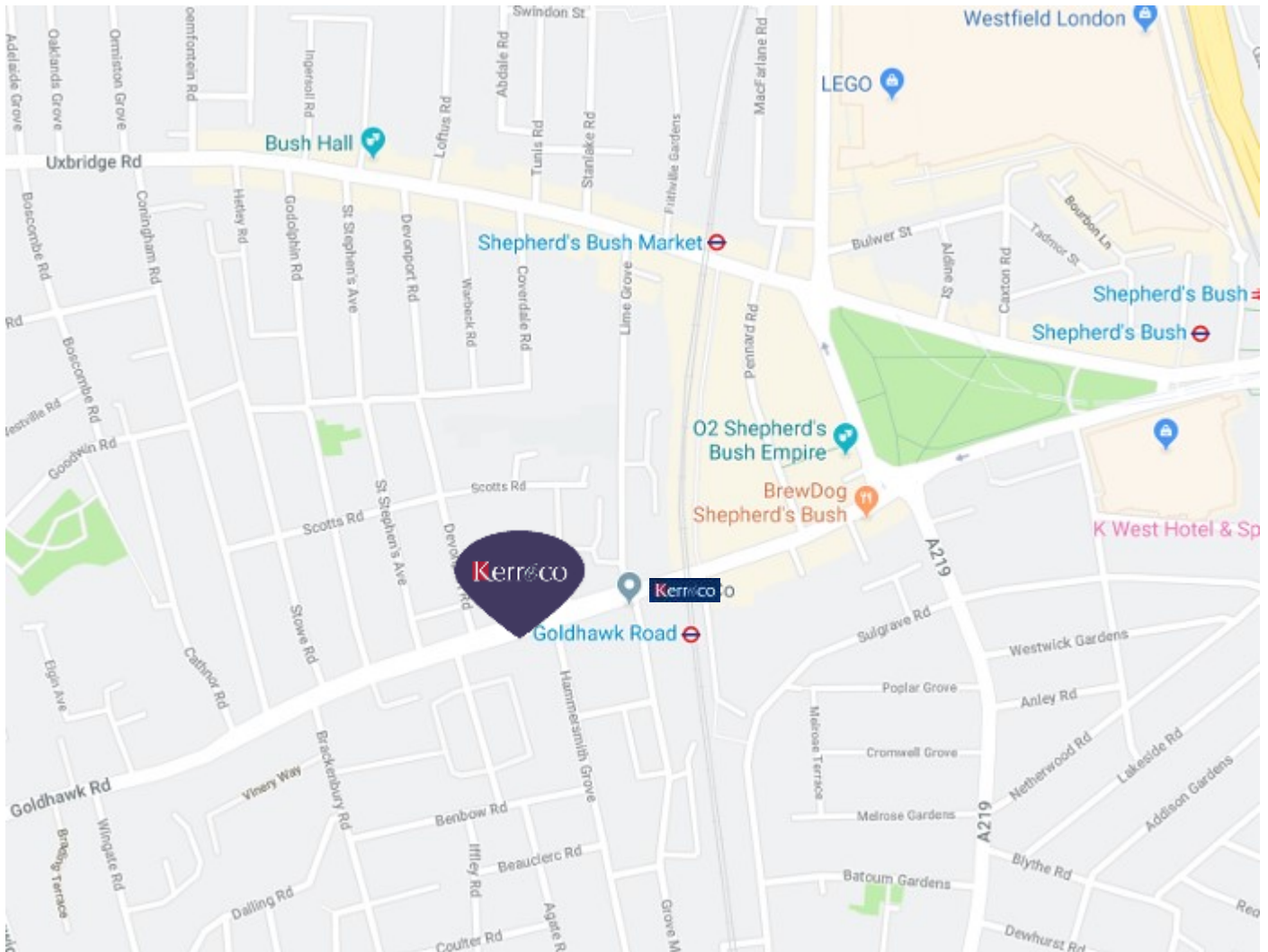
Fully integrated kitchen with quartz work tops and
Siemens and Bosch appliances
LED recessed spotlights

French doors on to South facing balcony

Centrally located for ease of access to local transport,
shopping and leisure facilities.

Engineered oak flooring in living room.





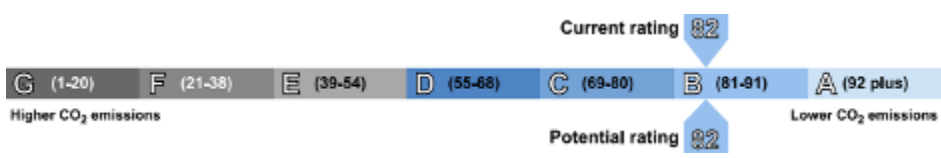
The graph shows the current energy efficiency of your home.

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.



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One bedroom top floor flat

Approximate gross internal floor area: **533 Sq. Ft. (49.5 SQ. M.)**

Asking Price: £425,000

Tenure: Share in the freehold

EPC Rating: C78

Parking: Parking permit

Council Tax: Band D

Residual new build guarantee



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.



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.