

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

**Kerr**&co



## Lime Grove, London W12

**A well presented two double bedroom flat set on the raised ground floor of this Victorian converted building.**

This light flat has high ceilings throughout and comprises of open plan kitchen/reception room, bathroom and two double bedrooms. The property is very well located next to Shepherd's Bush Green a stone's throw away from transport links and shopping facilities with further amenities located at West London Westfield Complex and the new White City development home to Soho House.

**Asking Price: £459,950 Share of freehold**

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**Lime Grove, London W12 8EE**

Well presented set in Victorian converted building

Two double bedrooms

Large open plan kitchen/reception

Bathroom

No chain

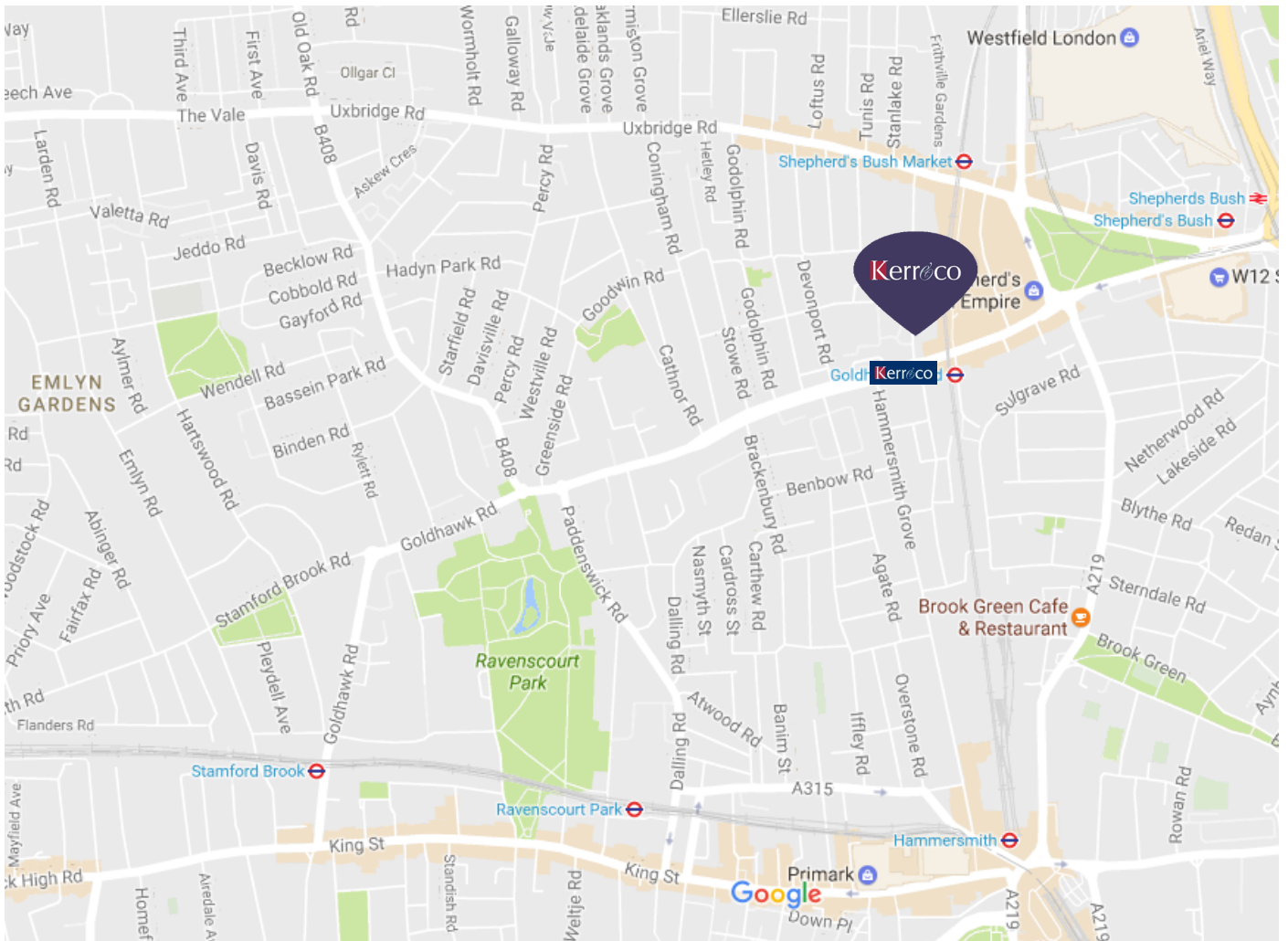
Ideal for first time buyer

High ceilings

Conveniently located for ease of access to local transport, shopping and leisure facilities at Shepherd's Bush Green with broader facilities being found at Westfield.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74   c  | 78   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).

**Lime Grove, London W12 8EE**

Two bedroom first floor flat

Approximate gross internal floor area **569 Sq. Ft. (52.9 Sq. M.)**

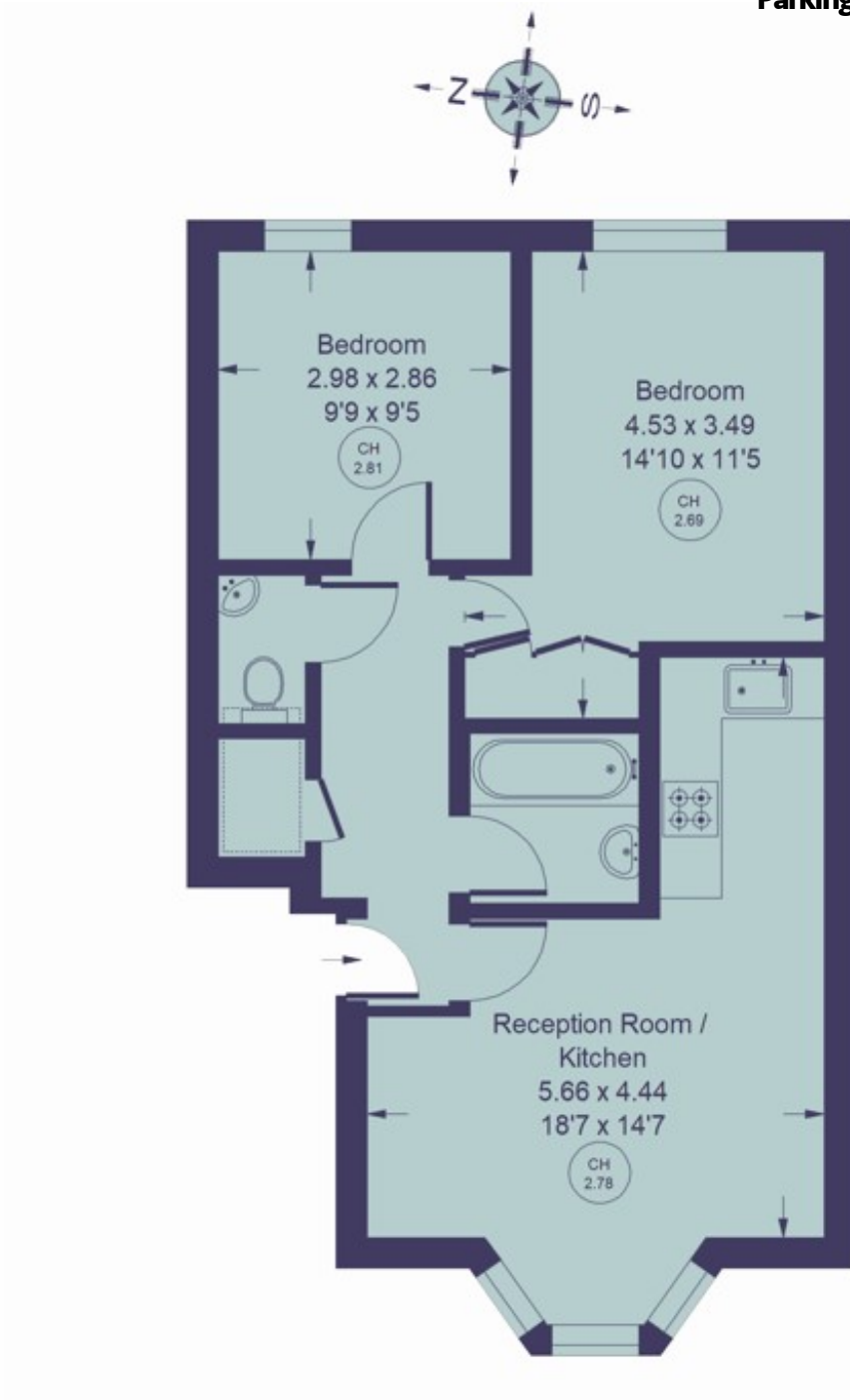
Asking Price: **£459,950**

**Tenure:** Share of freehold

**EPC Rating:** C74

**Parking:** Residents parking permit

**Council Tax Band:** D



**Raised Ground Floor**

**Kerrico**  
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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.