

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

Kerr&co



Benbow Road, London W6

A spacious two double bedroom, two bathroom, split level flat with roof terrace, set over the top two floors of this grand Victorian converted building.

This beautifully presented, well proportioned duplex flat offers 951 Sq Ft of accommodation which includes fantastic eaves storage. The property is entered on the floor beneath and comprises of large open plan kitchen/reception room spanning 19'1 ft in length with light South facing aspect, shower room, family bathroom, two double bedrooms and roof terrace. The flat is exceptionally well located within the sought after Brackenbury Village area with ease of access to the broad spectrum of transport, shopping and leisure facilities at Hammersmith Broadway, Shepherd's Bush Green and Westfield shopping complex.

Offers in excess of: £700,000 Leasehold

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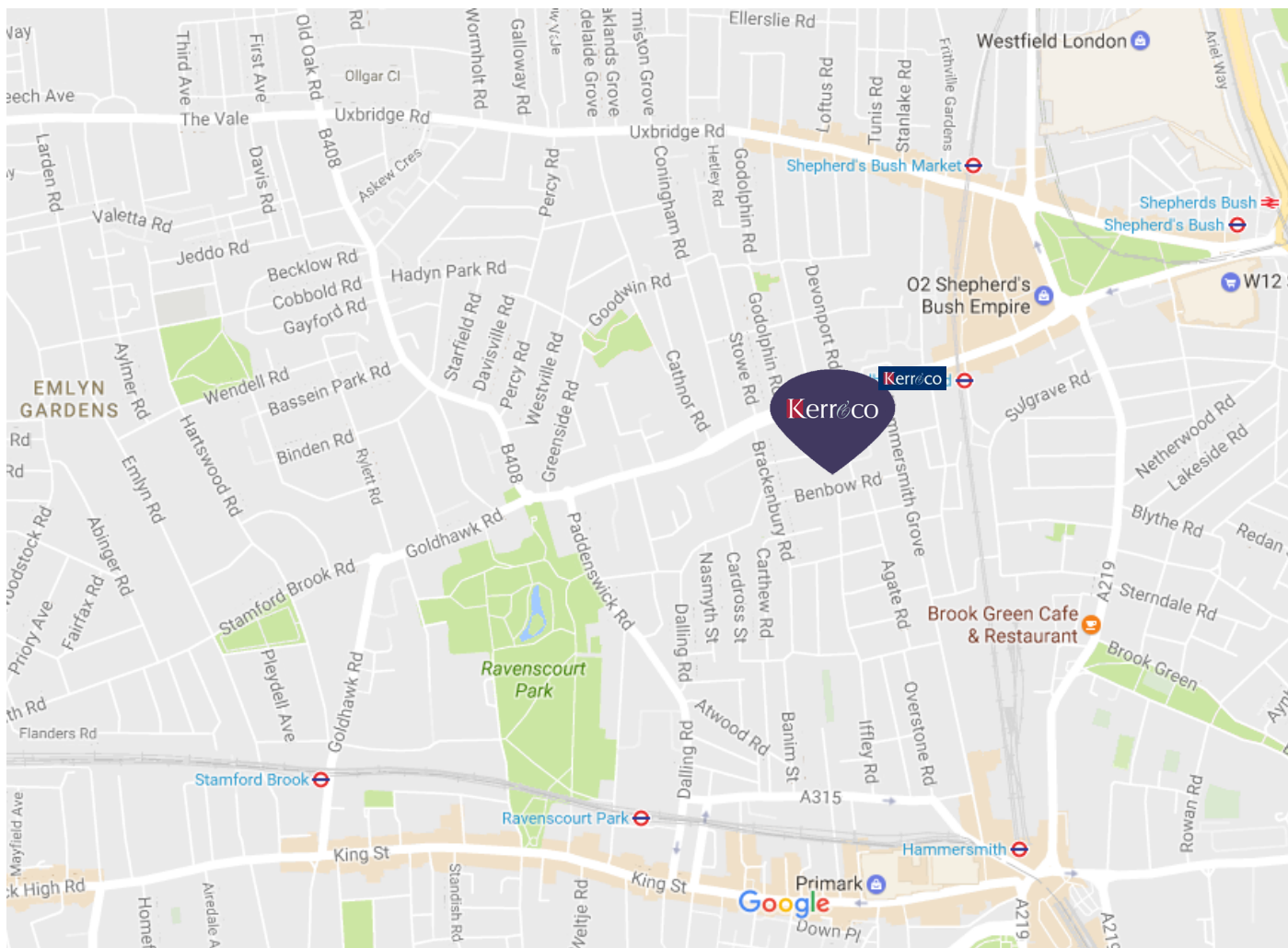
Benbow Road, London W6 0AG

Split level flat offering 951 Sq Ft of accommodation
Roof Terrace.

Two double bedroom and two bathrooms.
Large open plan kitchen/reception room, 19'1 in
length and South facing aspect.
Beautifully presented and recently refurbished.

Good storage into the eaves.
Situated in the heart of Brackenbury with easy access
to shopping facilities and transport links along
Goldhawk Road, Hammersmith Broadway, Shepherd's
Bush Green and Westfield shopping complex.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 65 D | 73 C |
| 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.

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Two bedroom split top floor flat with roof terrace
Approximate internal floor area: **837 Sq. Ft. (77.8 Sq. M.)**
Eaves Storage: **114 Sq. Ft. (10.6 Sq.M.)**
Total: **951 Sq. Ft. (88.4 Sq.M.)**

Offers in excess of: **£700,000**

Tenure: **Leasehold**

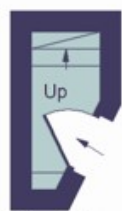
Underlying lease: **175 years from 2018**

Service Charge: **1/4 of outgoings**

Parking: **Residents Parking Permit**

Council Tax: **Band C**


EPC Rating: **D65**

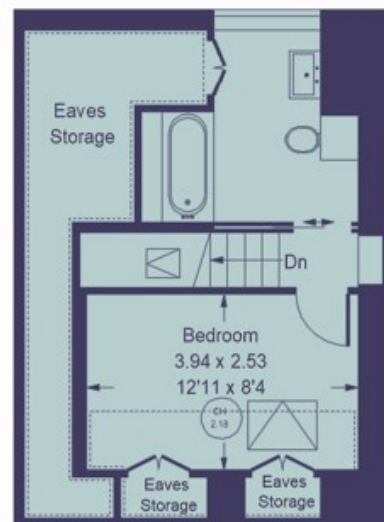


First Floor



Second Floor

 = Reduced headroom below 1.5 m / 5'0



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/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.