

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

Kerr&co



Minford Gardens, London W14

A spacious and well presented one bedroom flat set on the raised ground floor of this conveniently located Victorian property. The flat is being sold with no onward chain and would make an ideal first time purchase.

The flat offers a bright and spacious reception room with sash bay windows to the front and a well appointed open plan kitchen, double bedroom and a en suite shower room. Minford Gardens is centrally located for ease of access to the broad spectrum of transport, shopping and leisure facilities Shepherd's Bush including Westfield London including the Central line station at Shepherds Bush (approx. 6 minute on foot) and the BBC development including SoHo house private members club.

Guide Price: £400,000 Leasehold

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Minford Gardens, London W14 0AP

Generously proportioned and naturally bright first raised ground floor one bedroom flat. Large reception room with oak floor, sash bay windows to the front and an open plan modern kitchen.

Double bedroom en suite bathroom.

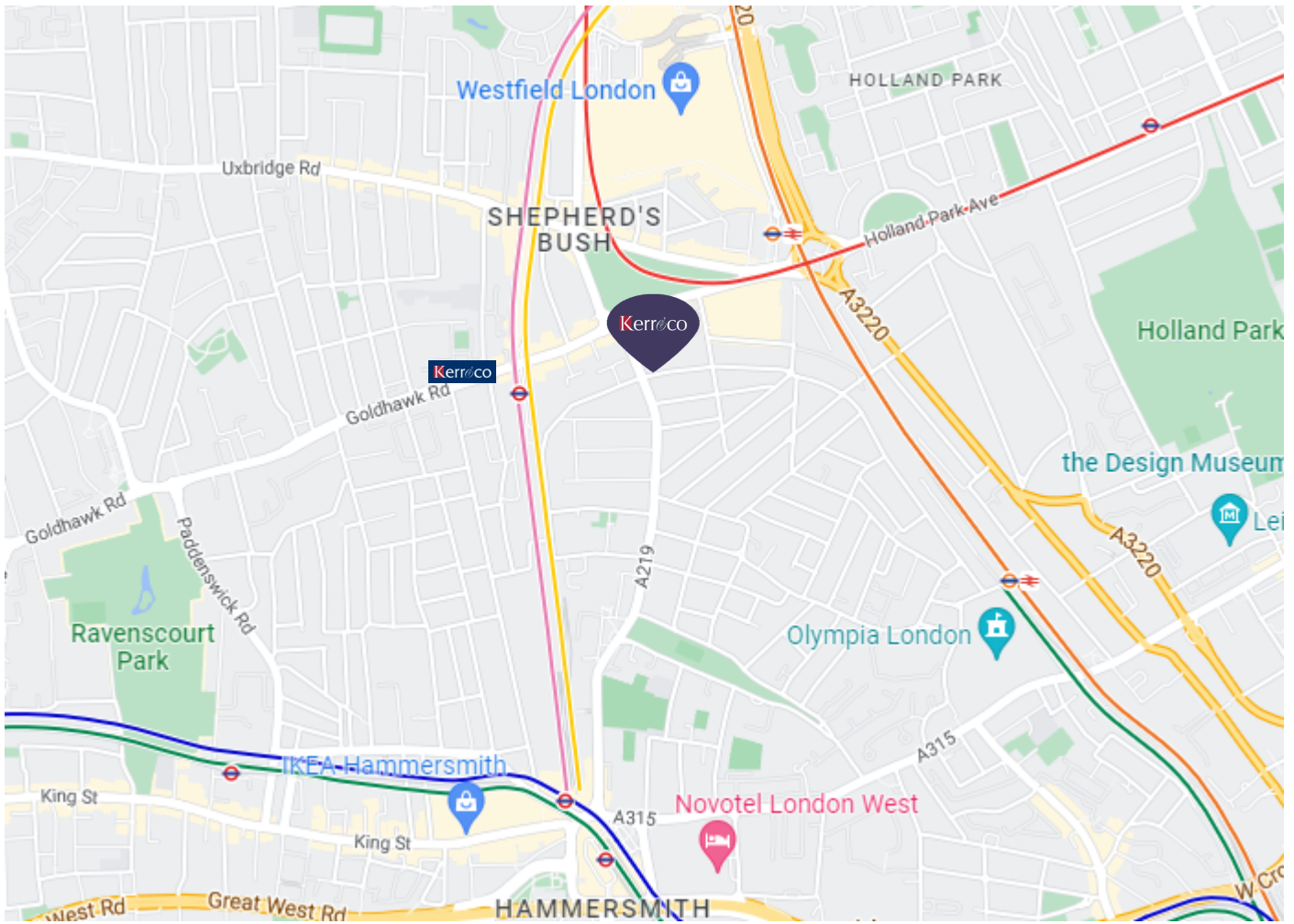
Situated in within easy access to shopping facilities and transport links at Shepherd's Bush Common including Westfield London, Central line underground station and SoHo House (part of the BBC development).

Leasehold - including a share in the freehold. Refurbished throughout.

Chain free.

No parking permit available.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 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). 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.

Minford Gardens, London W14 0AP
One bedroom raised ground floor flat
Approximate internal floor area: **512 Sq. Ft. (47.6 Sq. M.)**

Asking Price: **£400,000**

Tenure: **Leasehold—including a share in the freehold.**

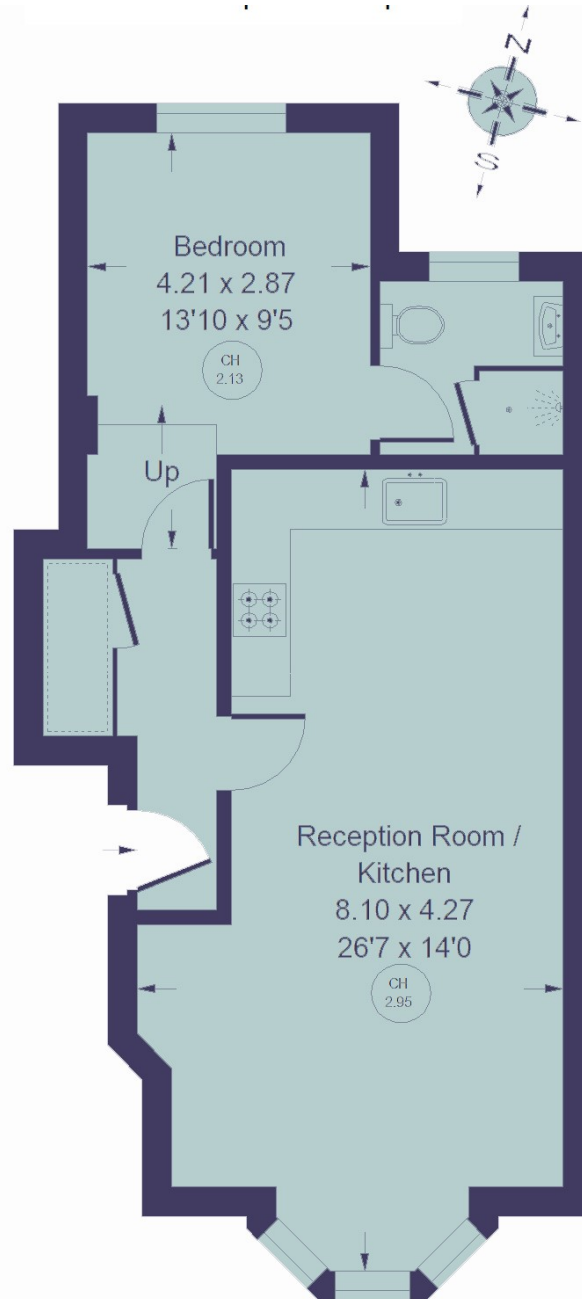
Service Charge: **1/3 of outgoings**


Ground Rent: **Peppercorn**

Parking: **No entitlement to a residents parking permit unless blue badge holders**

Council Tax: **Band C**

EPC Rating: **C79**



 = Reduced headroom below 1.5 m / 5'0

Raised Ground Floor

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. Plan is for illustration purposes only, not to be used for valuations.

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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.