

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

**Kerr & Co**



## **ROCKLEY COURT, LONDON W14**

**A bright and spacious well presented one bedroom flat with southerly aspect located within a 5 minute walk of the Central Line Underground station at Shepherd's Bush and West London Westfield complex.**

The property is 484 Sq Ft in accommodation, comprising of reception room, kitchen, bedroom and bathroom. Rockley Court is a privately managed and run block which is centrally located within 250 meters of Westfield London.

**Asking price: £360,000 Leasehold**

020 8743 1166  
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020 8743 4332  
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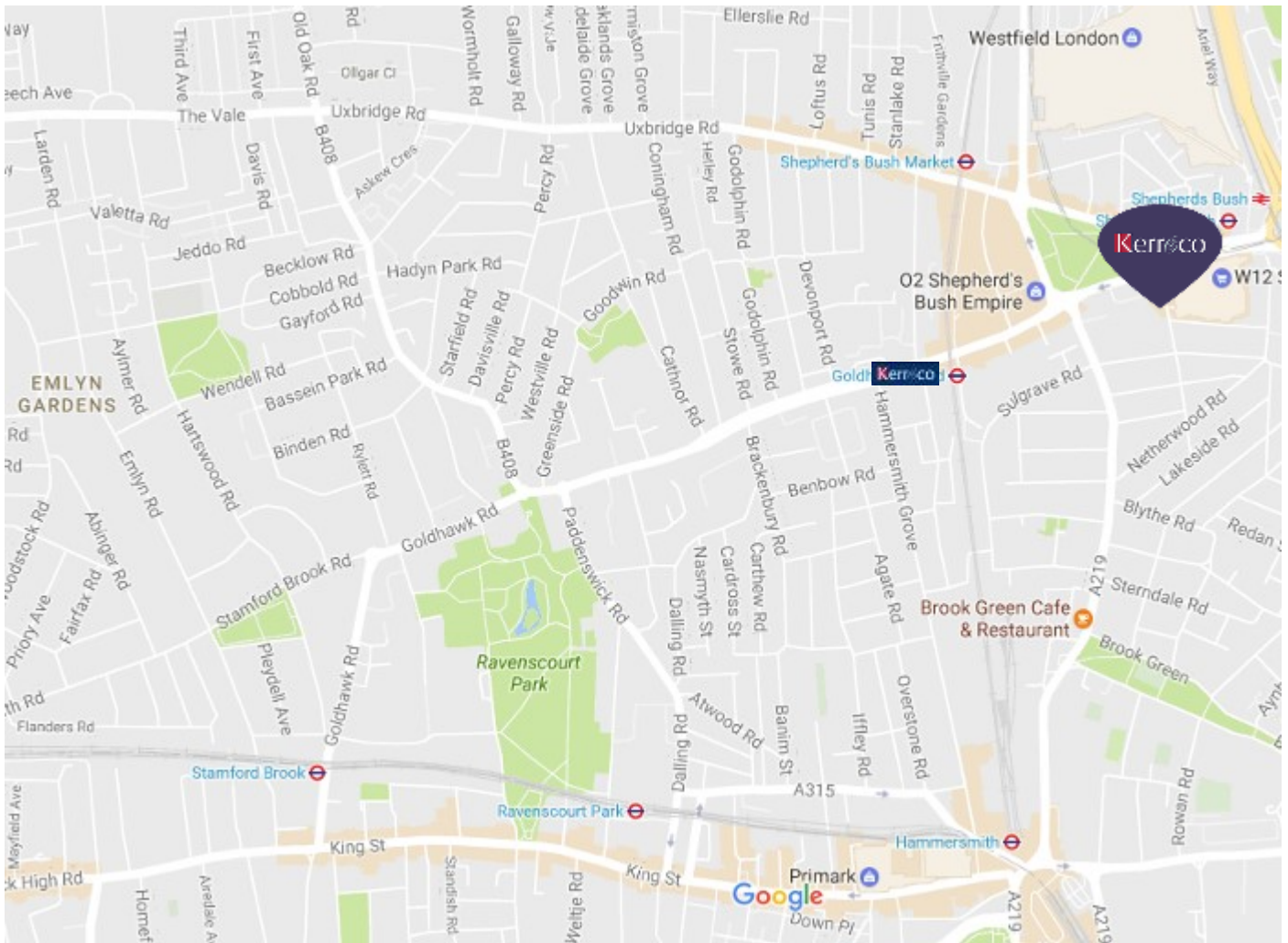




## **ROCKLEY COURT, LONDON W14**

484 SQ.FT ONE BEDROOM FLAT  
PRIVATE GATED ENTRANCE AND OWN FRONT  
DOOR  
BATHROOM  
SOUTH FACING ASPECT  
EXCELLENT LOCATION BEING SITUATED WITHIN 250  
METERS OF CENTRAL LINE AND WESTFIELD  
WELL MANAGED BLOCK WHICH SERVICE CHARGE  
INCLUDES HOT WATER/HEATING/INSURANCE/  
CLEANING TO COMMUNAL AREA  
LEASE CURRENTLY BEING EXTENDED





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 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.

ROCKLEY COURT, LONDON W14  
ONE BEDROOM THIRD FLOOR  
APPROX. TOTAL INTERNAL AREA  
484 SQ. FT. (45 SQ. M.)

**Asking price:** £360,000

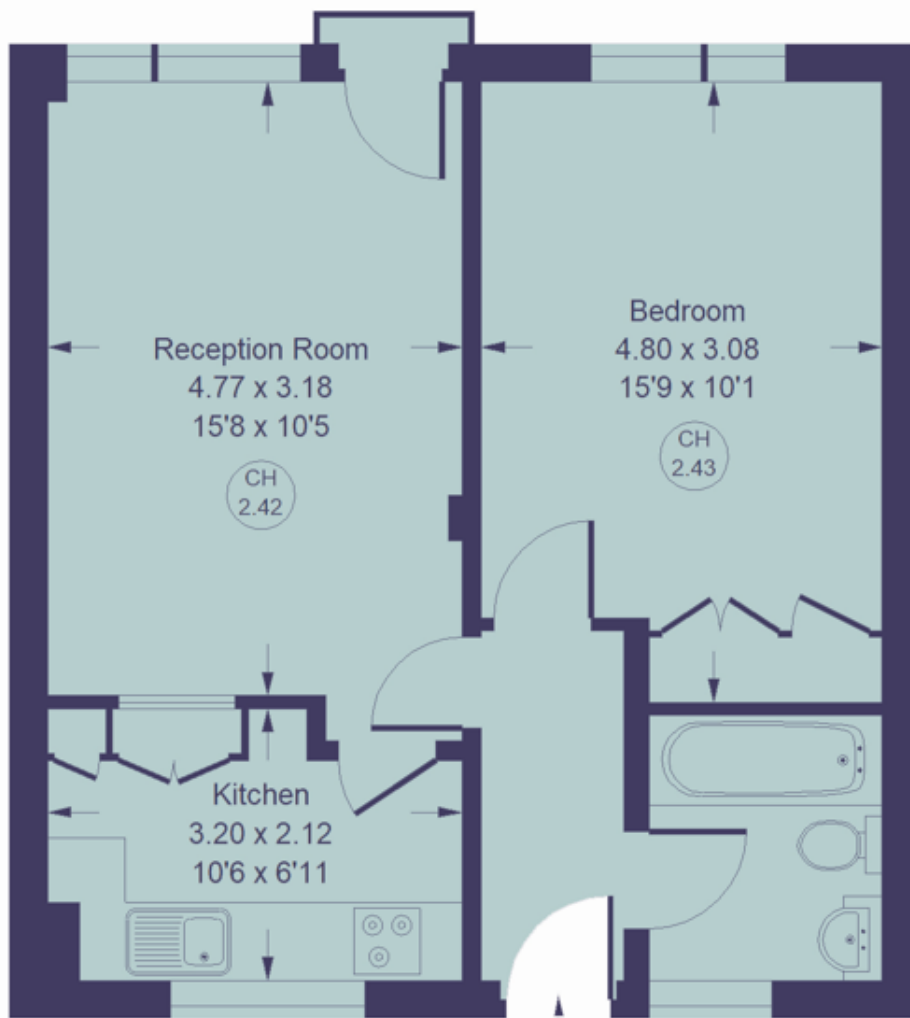
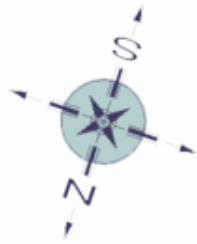
**Tenure:** Leasehold

**Lease:** Currently being extended to 178 years

**Service Charge:** £280.58 per month  
(includes heating/hot water/insurance/repairs and  
general maintenance  
with additional £1,200 per annum paid into reserve fund

**Ground Rent:** peppercorn

**EPC Rating:** C70



**Third Floor**

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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. Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents