

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

**Kerr**&co



## Lime Grove, London W12

**A beautifully presented, light and spacious two double bedroom flat set over the top floor of this grand Victorian building with share of the rear garden.**

This recently refurbished flat is entered on the floor beneath and offers 695 Sq Ft of accommodation. The property comprises of two double bedrooms both with built in wardrobes, bathroom, open plan kitchen/living/dining room and share of garden. It is situated in a exceptional location within catchment area of St Stephens Primary School within a stone's throw of shopping facilities and transport links on Uxbridge Road, Shepherd's Bush Green and West London Westfield Complex.

**Asking Price: £575,000 Share of freehold**

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### **Lime Grove, W12 8EA**

Two double bedrooms with built in wardrobes.  
Light top floor flat entered on the floor beneath.

Large bathroom.

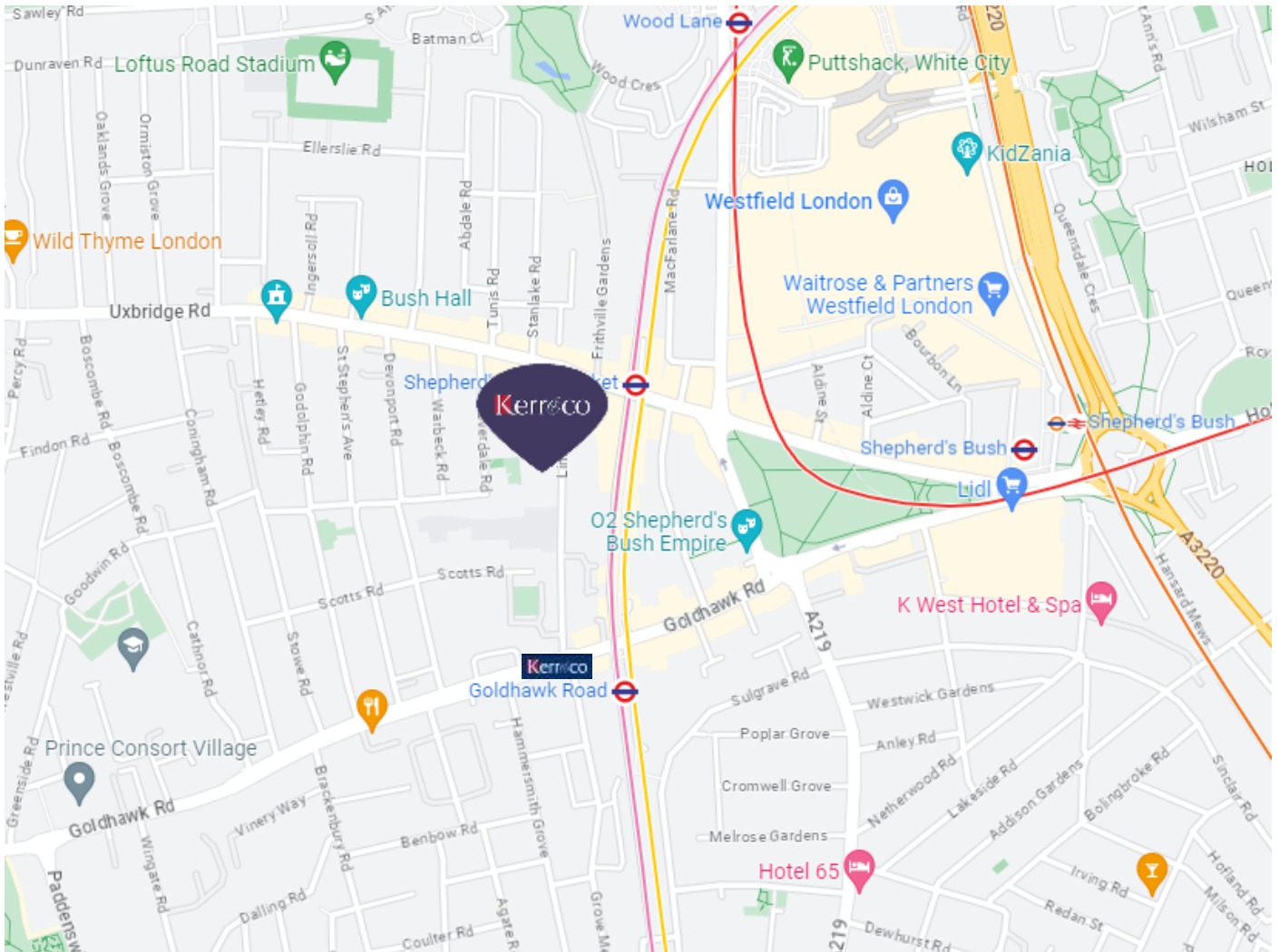
Recently refurbished and very well presented.

Offers 695 Sq Ft of accommodation.

Share of rear garden.

Easy access to transport links and shopping facilities  
along Uxbridge Road, Shepherd's Bush Green and  
West London Westfield complex and within the  
catchment area of St Stephens Primary School.

The house is being sold chain free.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 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.

## Lime Grove, W12 8EA

Two bedroom top floor flat in Victorian conversion

Asking Price: **£575,000**

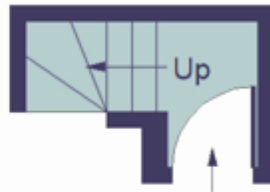
Tenure: **Share of freehold**

Approximate gross internal floor area: **695 Sq. Ft. (64.6Sq. M.)**

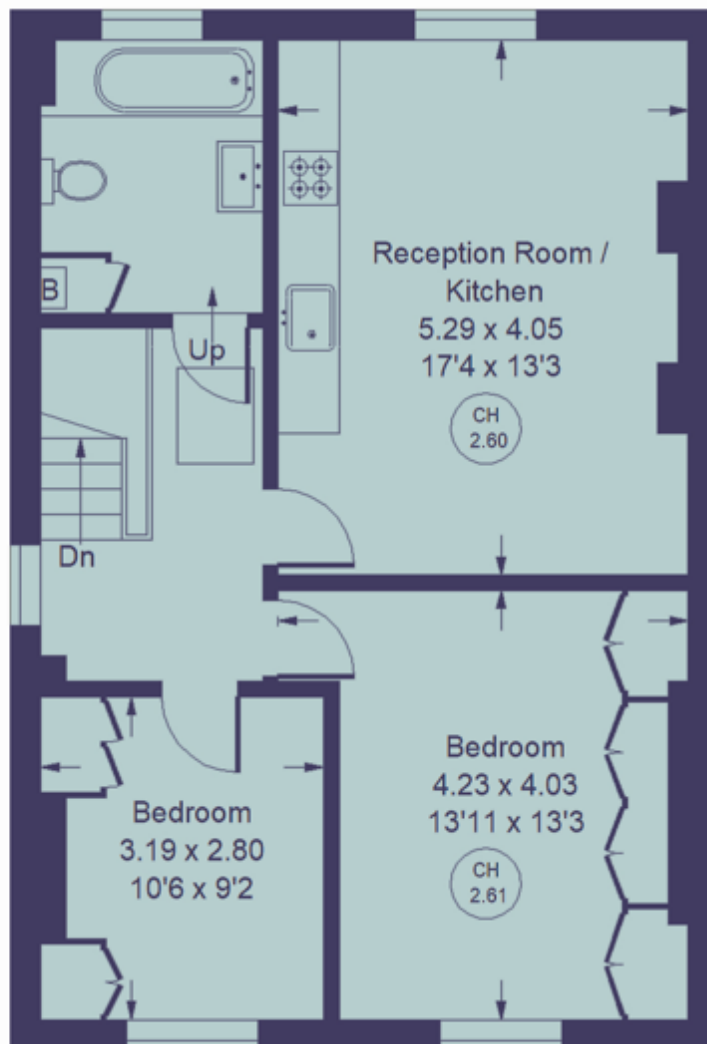
Parking: **Residents parking permit**

EPC Rating: **D57**

Council Tax: **Band D**



**First Floor**



**Second Floor**

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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.