

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

Kerr&co



Willow Vale, Shepherd's Bush W12

A well presented, light and spacious, purpose built one bedroom ground floor garden flat having been constructed in approximately 2016.

This lovely flat has it's own private entrance accessed via a private gated development and offers 664 sq. ft. of accommodation. The property comprises a large open plan kitchen/living/dining space leading via French Doors to the private rear patio garden, utility/storage cupboard, bathroom and large bedroom with fitted wardrobes. Willow Vale is a quiet no tree lined no through road which easy access to transport links, restaurants, gastro pubs and shopping facilities along the Uxbridge Road.

Guide Price: £525,000 Share in the freehold

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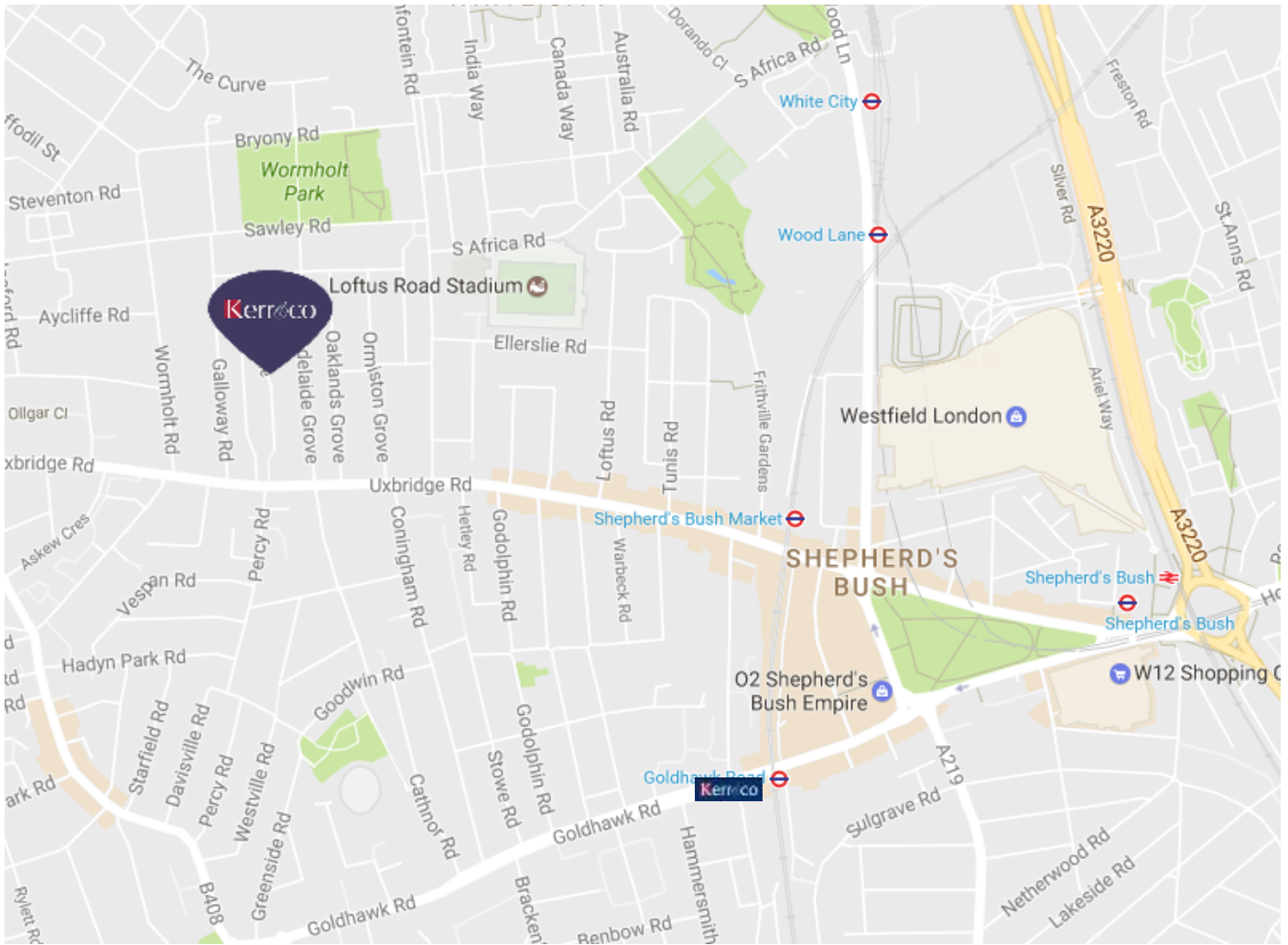
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Willow Mews, London W12 0FB

Period styled new build purpose built one bedroom ground floor flat.
Spacious double bedroom with fitted wardrobes.
Large reception room with open plan kitchen.
Utility room with additional storage.
Residual benefit of the 10 year new build guarantee
Private patio garden
Provides approximately 664 Sq. Ft. of accommodation
Quiet residential street
Own entrance access via private gated mews.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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.

Tenure and other pertinent information:

Share in the freehold with an underlying lease of 999 years from 1st January 2018

Ground Rent: One peppercorn per annum

Service Charge: 40% of outgoings

Service charge covers communal maintenance and repair costs and insurance contributions

EPC Rating: **B83**

Parking: Residents parking permit from L.B.H.F.

Council Tax Band: Band D

Connected services: Mains water and drainage, electricity, gas and broadband

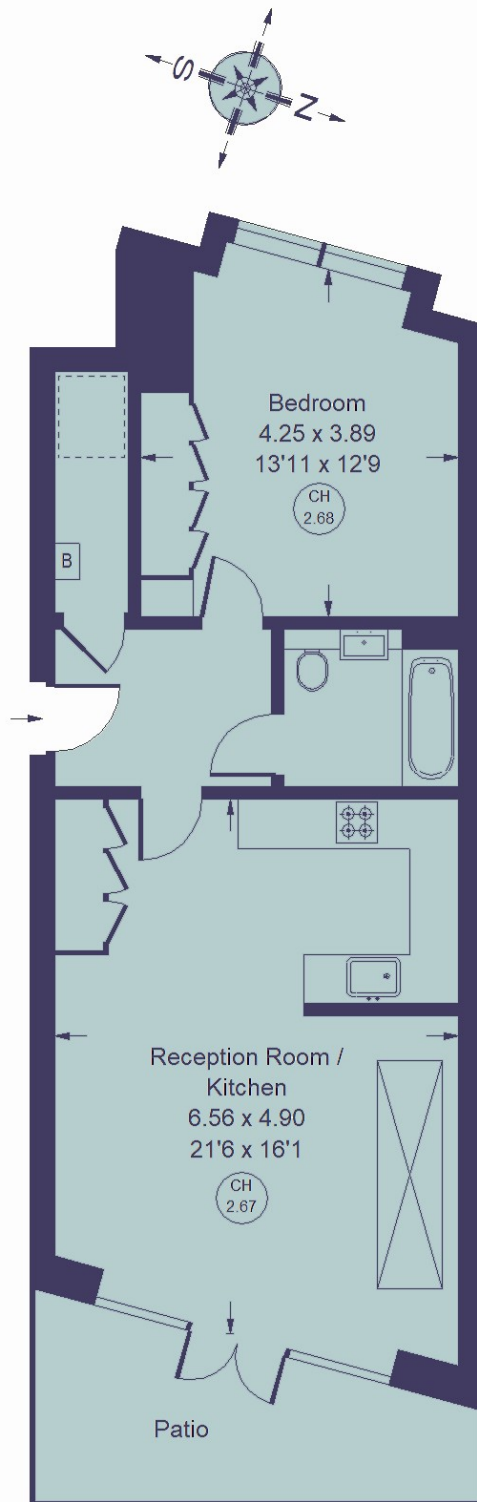
Accessibility: Stepped access

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
Asking Price: **£525,000**

One bedroom ground floor garden flat

Approximate gross internal floor area: **664 Sq. Ft. (61.7 Sq. M.)**



Ground Floor

 = Reduced headroom below 1.5 m / 5'0

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.