

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

Kerr&co



Boscombe Road, London W12

A naturally light top (third) floor one double bedroom flat with rear East facing balcony, set on the top floor of this imposing converted Victorian house.

The accommodation provides a light reception room/living space opening on to the integrated kitchen, with access to the private balcony, a double bedroom with fitted wardrobe, and a bathroom comprising of a bath with a fitted shower, WC and hand basin and electric under floor heating. The property has an East/West aspect enjoying plenty of natural light through large windows and roof lanterns. The flat is well presented throughout and would make an ideal first time purchase or as a pied-à-terre. Boscombe Road is well placed for ease of access to the broad spectrum of local shopping, leisure and transport connections found along both Uxbridge and Goldhawk Roads with wider facilities being located at Westfield London.

Guide Price: £375,000 Share in the Freehold

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Boscombe Road, London W12 9HS

Imposing Victorian building close to the junction of Boscombe and Goodwin Roads. Excellent natural light with large windows and roof lanterns.

Highly regarded, quiet, residential street.

Double bedroom with fitted wardrobes.

Bathroom room with under floor heating.

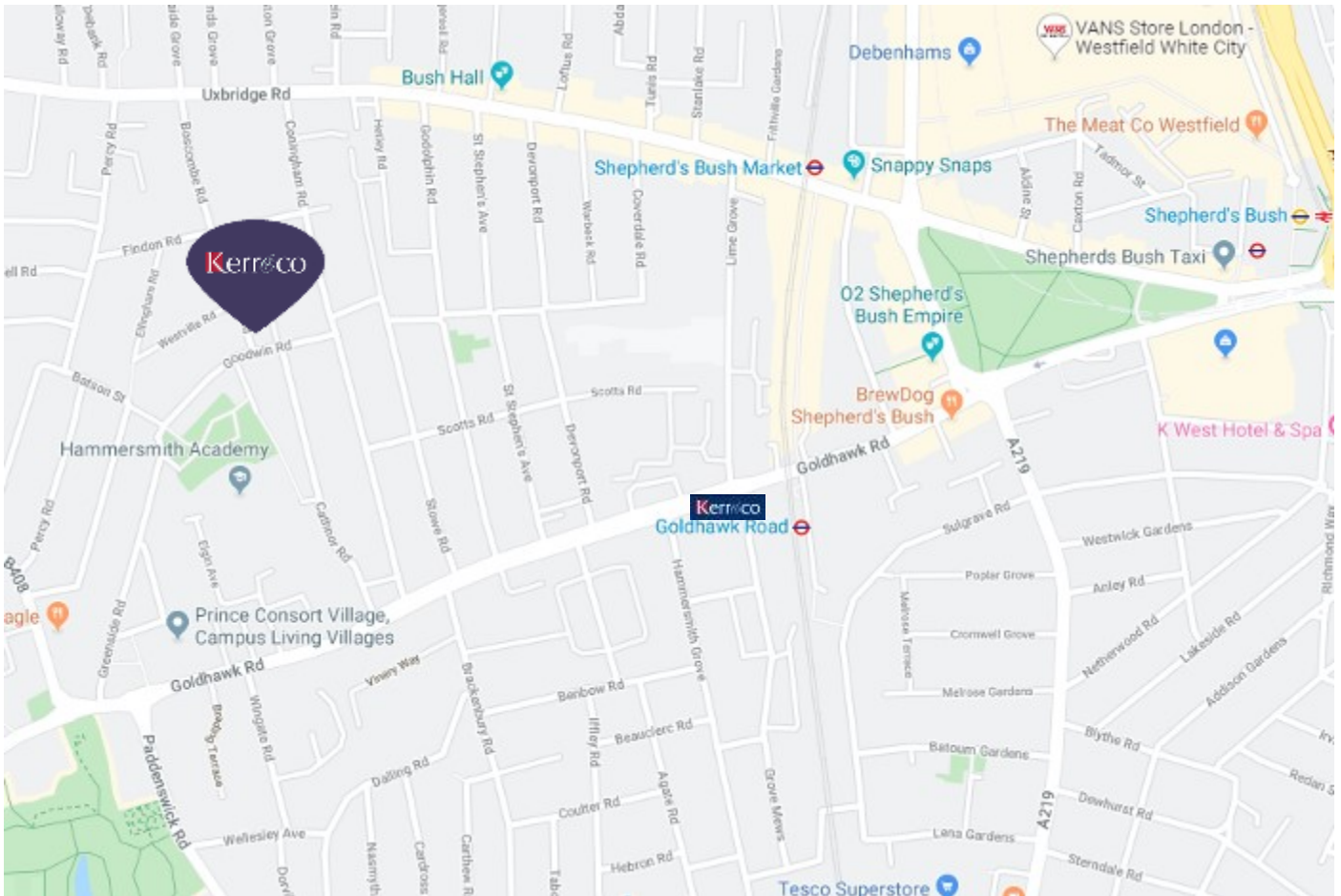
Reception room with semi open plan integrated kitchen with access to the East facing balcony.

Good condition throughout.

Well run residential block with active management company.

Access to communal gardens with rear pedestrian access and bicycle storage.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	76 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:

Tenure: Share in the freehold with an underlying lease granted for a term of 999 years from 25th December 1991.

Ground rent: One peppercorn per annum.

Service charge: £TBC per annum.

Service charge covers: maintenance, communal electricity, repairs, buildings insurance.

Parking: Local authority residents parking permit.

Council Tax: Band D - £1306.00 for current financial year.

Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband.

Heating: Gas fired central heating via radiators.

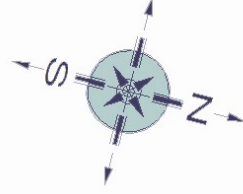
Accessibility: Stepped access to front door and stairs to third floor.


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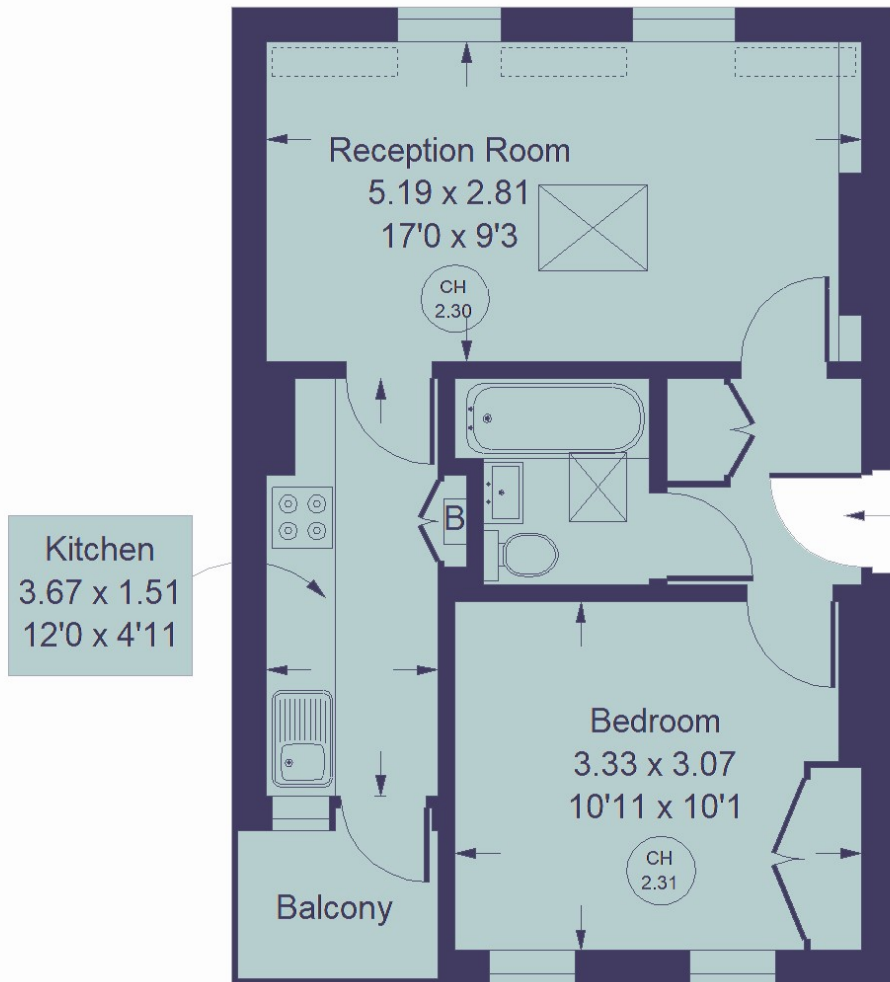
Asking price: **£375,000**

One bedroom top floor flat

Approximate gross internal floor area: **421 SQ. FT. (39.1 SQ. M.)**



 = Reduced headroom
below 1.5 m / 5'0"



Third 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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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.