

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

Kerr & co



Goldhawk Road, London W12

Welcome to this unique and beautiful property offering a blend of modern comfort and Victorian charm. Boasting its own private entrance and off-street parking, this spacious flat spans 1,011 sq ft across raised and lower floors.

Comprising three bedrooms, a WC, family bathroom, lounge/office area, and an inviting open-plan kitchen/reception/dining room that seamlessly flows onto a South-facing garden, this home provides versatile living spaces for relaxation and entertainment. Ideally positioned for convenience, the property is nestled within easy reach of amenities and transport links, on the cusp of Brackenbury Village, Ravenscourt Park and/or several ofsted outstanding schools. Enjoy the vibrant offerings along Goldhawk Road and explore the nearby facilities at Shepherd's Bush Green, Hammersmith Broadway, and the renowned West London Westfield shopping centre.

Asking price: £765,000 Long Leasehold

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Goldhawk Road, London W12 8EN

A spacious 3 bedroom split level flat offering 1,011 sq ft of accommodation over raised and lower floors.

Private entrance.

Off street parking.

Family bathroom.

South facing garden.

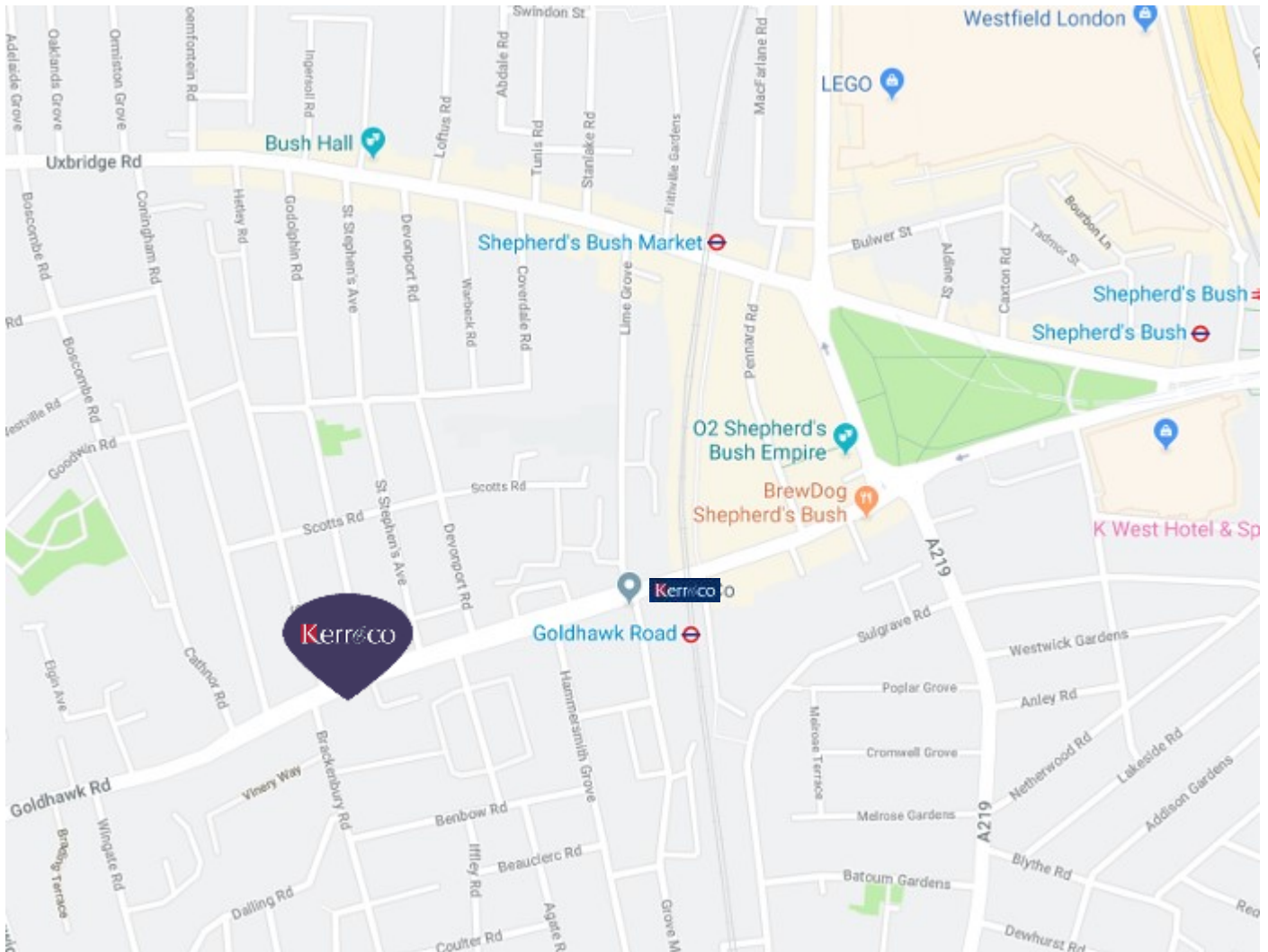
Good condition.

Lounge/office on raised floor.

Centrally located for ease of access to local transport, shopping and leisure facilities along Goldhawk Road, Shepherd's Bush Green, Hammersmith Broadway and West London Westfield complex.

Large open plan kitchen/reception/dining room.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

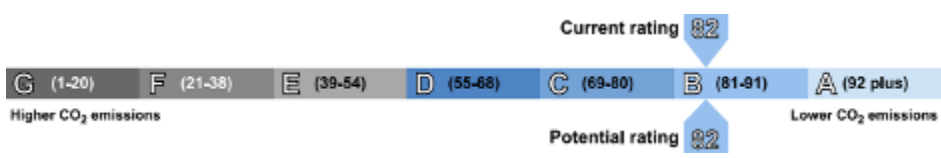
The graph shows the current energy efficiency of your home.

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.



Goldhawk Road, W12 8EN

Three bedroom split level flat over raised and lower floors.
Approximate gross internal floor area: **1,011 Sq. Ft. (93.9 SQ. M.)**

Asking Price: £765,000

Tenure: Leasehold

Lease: New lease

Service charge: TBC

EPC Rating: C72

Parking: Off street parking

Council Tax: Band D



Lower Ground Floor

Raised Ground Floor

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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/fitings 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.