

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

Kerr&co



Cathnor Road, London W12

A light and spacious one bedroom first floor flat set in this impressive double fronted Victorian building. The flat benefits from having high ceilings along with being in excess of 570 square feet.

Cathnor Road is a popular tree lined road set off the Goldhawk Road allowing easy access to transport and shopping facilities. The current accommodation provides a reception room with open plan kitchen, a spacious double bedroom with stairs down to a study area / occasional bedroom as well as to the bathroom. The flat is exceptionally well presented throughout and an early viewing is recommended.

Asking Price: £425,000 Leasehold

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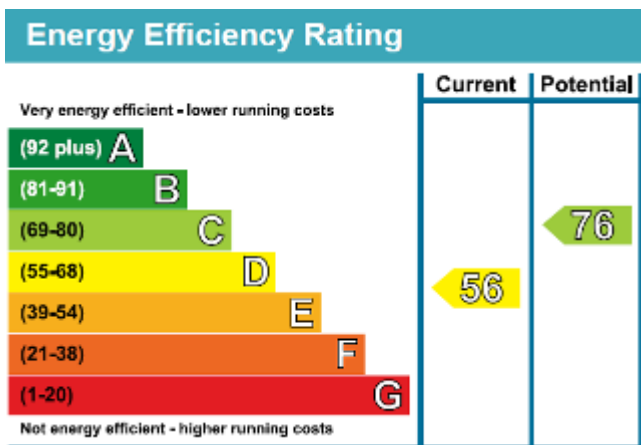
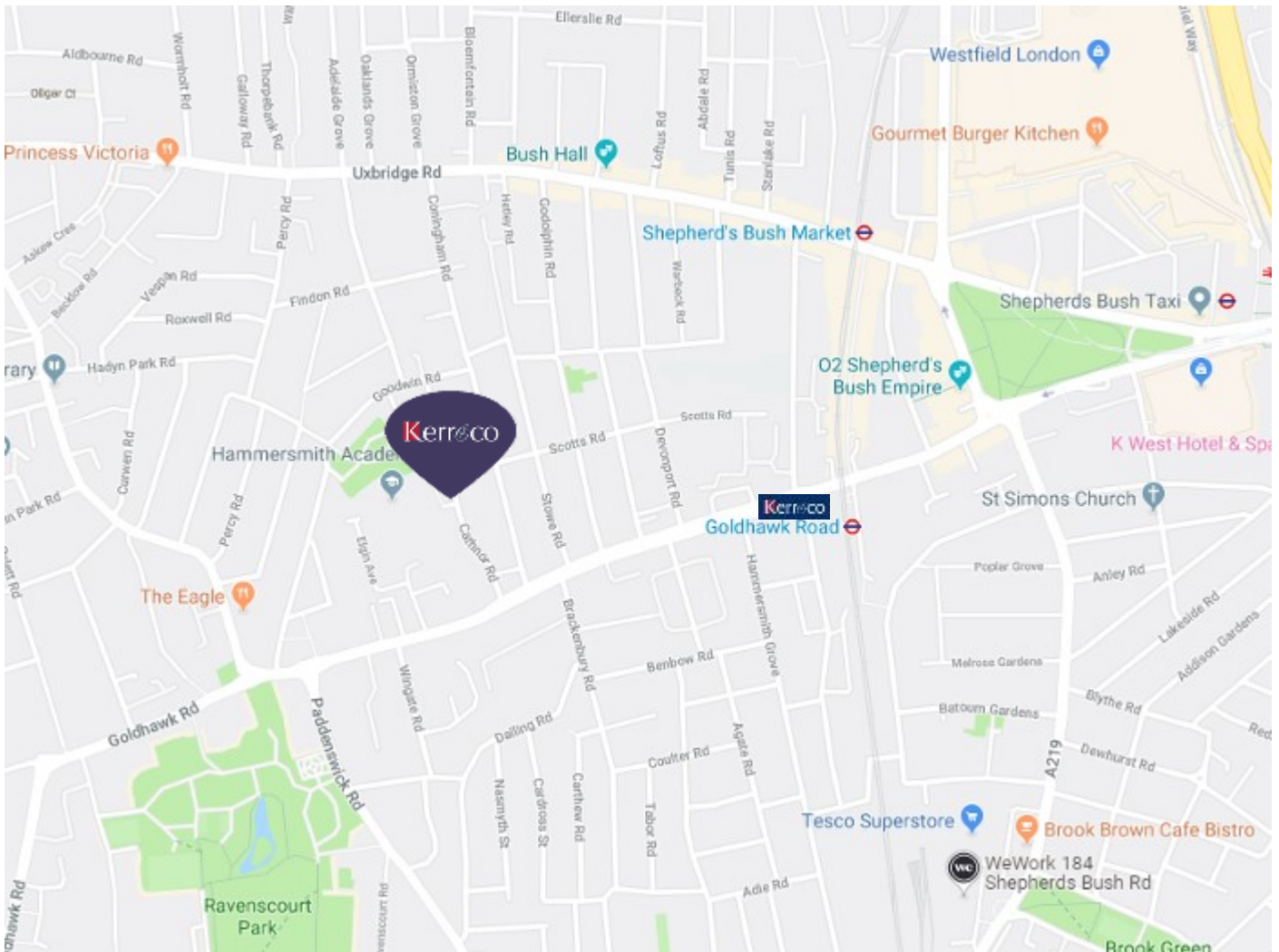
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Cathnor Road, London W12 9JB

A generous first floor flat set within this double fronted Victorian, end of terraced, house. Bright reception room with open plan kitchen. Spacious double bedroom. Exceptional well presented throughout. Study area / occasional second bedroom. Stunning bathroom. Excellent natural light and spacious rooms. Long leasehold. Conveniently located for ease of access to local transport, shopping and leisure facilities



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.



Cathnor Road, W12 9JB

One bedroom first floor flat
Approximate gross internal floor area
577 SQ. FT. (53.6 SQ. M.) exc Communal Hallway

Asking Price: **£425,000**

Tenure: **Leasehold - 125 years from 24 June 1998 (99 Years remaining)**

Service Charge: **TBC**

Ground Rent: **£10 PA**

EPC Rating: D56

Parking: Residents parking permit

Council Tax: Band D



First Floor

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