

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

**Kerr**&co



## Sulgrave Road, London W6

**This ground floor purpose built flat offers an ingoing purchaser the opportunity to modernise and extend subject to the usual consents. The accommodation provides a front reception room, bedroom, an eat in kitchen, bathroom, separate WC, front and rear gardens and a large storage cupboard. The current lease has a residual term of 25 years and is therefore not suitable for mortgage lending thus cash buyers only.**

Sulgrave Road is a popular street within a short walk of a broad variety of local shops with wider facilities being found at both Hammersmith and Shepherd's Bush town centres including Westfield London and Hammersmith Broadway. Shepherd's Bush (Central) and Goldhawk Road (H&C) underground stations are also within walking distance.

**Asking Price: £200,000 Leasehold**

020 8743 1166  
[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 4332  
[lettings@kerrandco.com](mailto:lettings@kerrandco.com)

[www.kerrandco.com](http://www.kerrandco.com)

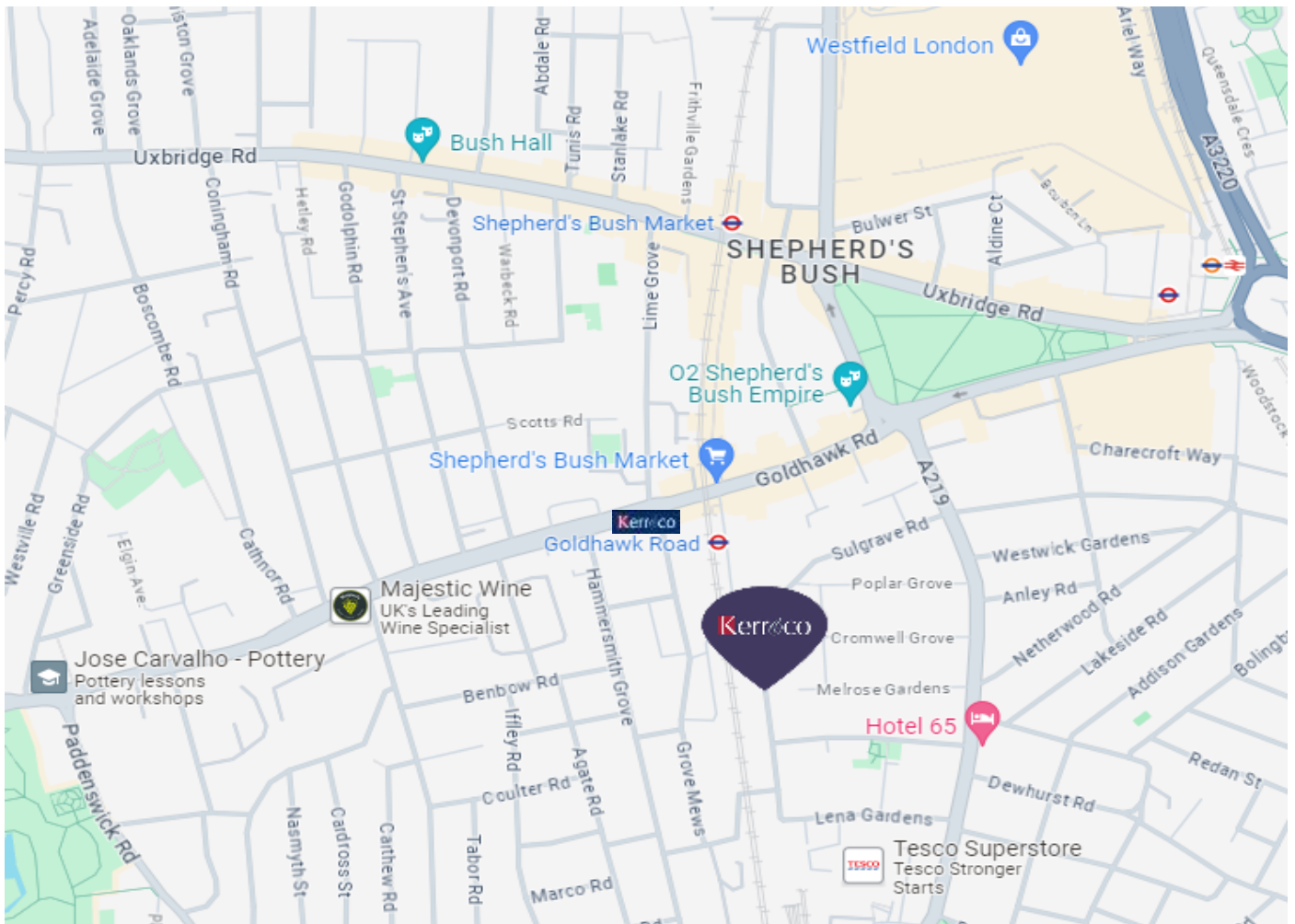




## Sulgrave Road, London W6 7QS

Purpose built one bedroom garden flat set on the ground floor of this redbrick mansion block.  
Front reception room with original cornice and feature fireplace.  
Bedroom with sash window overlooking rear garden.  
Eat in kitchen.  
Shower room with separate WC.  
Front and rear gardens.  
Potential to rearrange and extend subject to the usual consents.  
Due to the short lease this property is suitable for cash buyers only.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 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

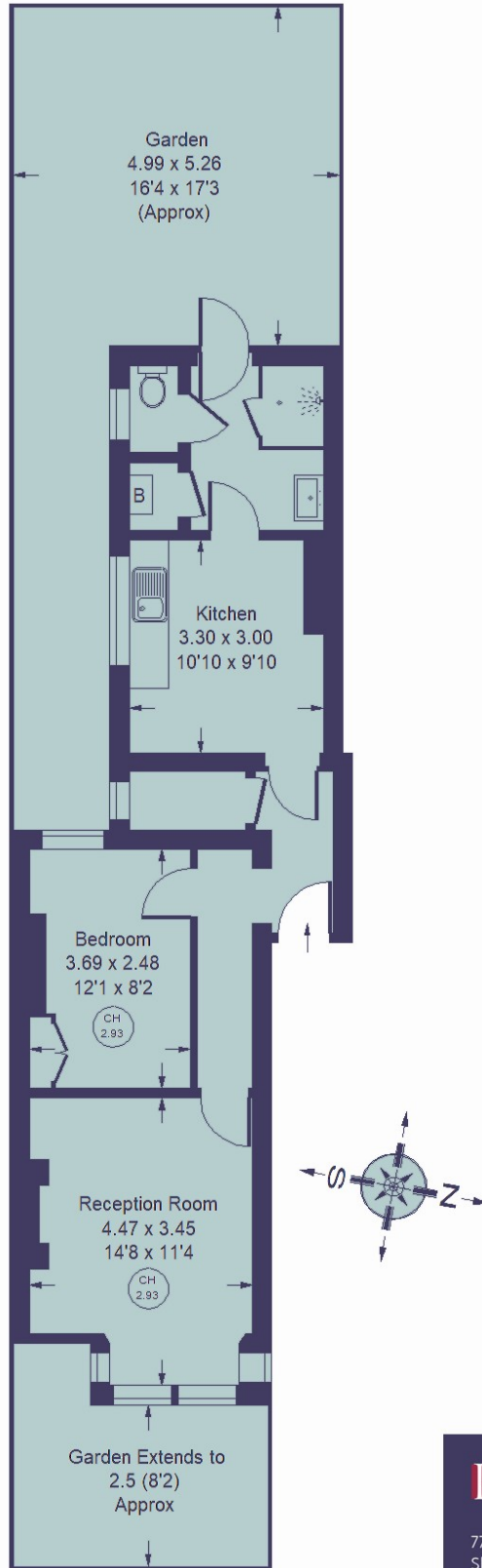
- Leasehold 76 years from 25th March 1973 leaving a residual term of 25 years
- Ground rent: £10 per annum
- Service charge: 1/6 of all outgoings plus £50 per annum
- Service charge covers: maintenance, communal electricity, repairs, buildings insurance.
- Parking: London Borough of Hammersmith & Fulham residents parking permit
- Council Tax: Band D £1306.00 for the 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

**Sulgrave Road, London W6 7QS**

Asking Price: **£200,000**

One bedroom ground floor purpose built flat

Approximate gross internal floor area: **560 Sq. Ft. / 52 Sq. M.**



**Ground 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.

**Kerr&co**

77 Goldhawk Road  
Shepherd's Bush  
London W12 8EH

[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 1166

[www.kerrandco.com](http://www.kerrandco.com)

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 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. 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.