

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

Kerr & co



Richford Street, London W6

A well presented top floor two bedroom conversion flat located on this conveniently located residential street and providing characterful accommodation with a split level arrangement.

Richford Street is a quiet residential street running parallel with the northern end of Hammersmith Grove. It is within easy reach of the diverse shopping / leisure facilities and transport links at Hammersmith Broadway and Shepherd's Bush Common, with numerous restaurants, café's and shops on the door step.

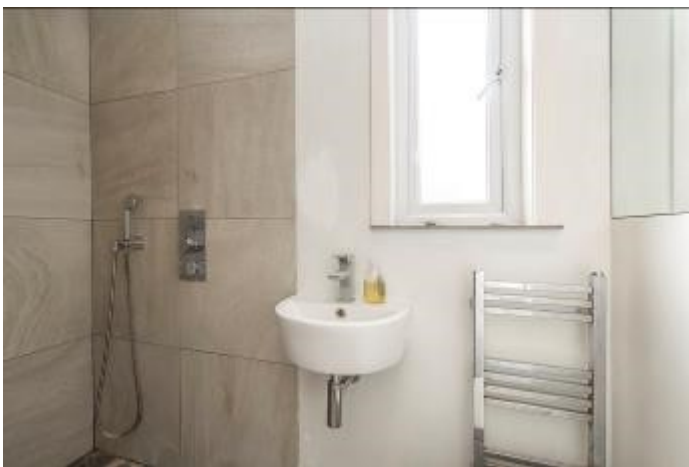
Price: £525,000 Share in the Freehold

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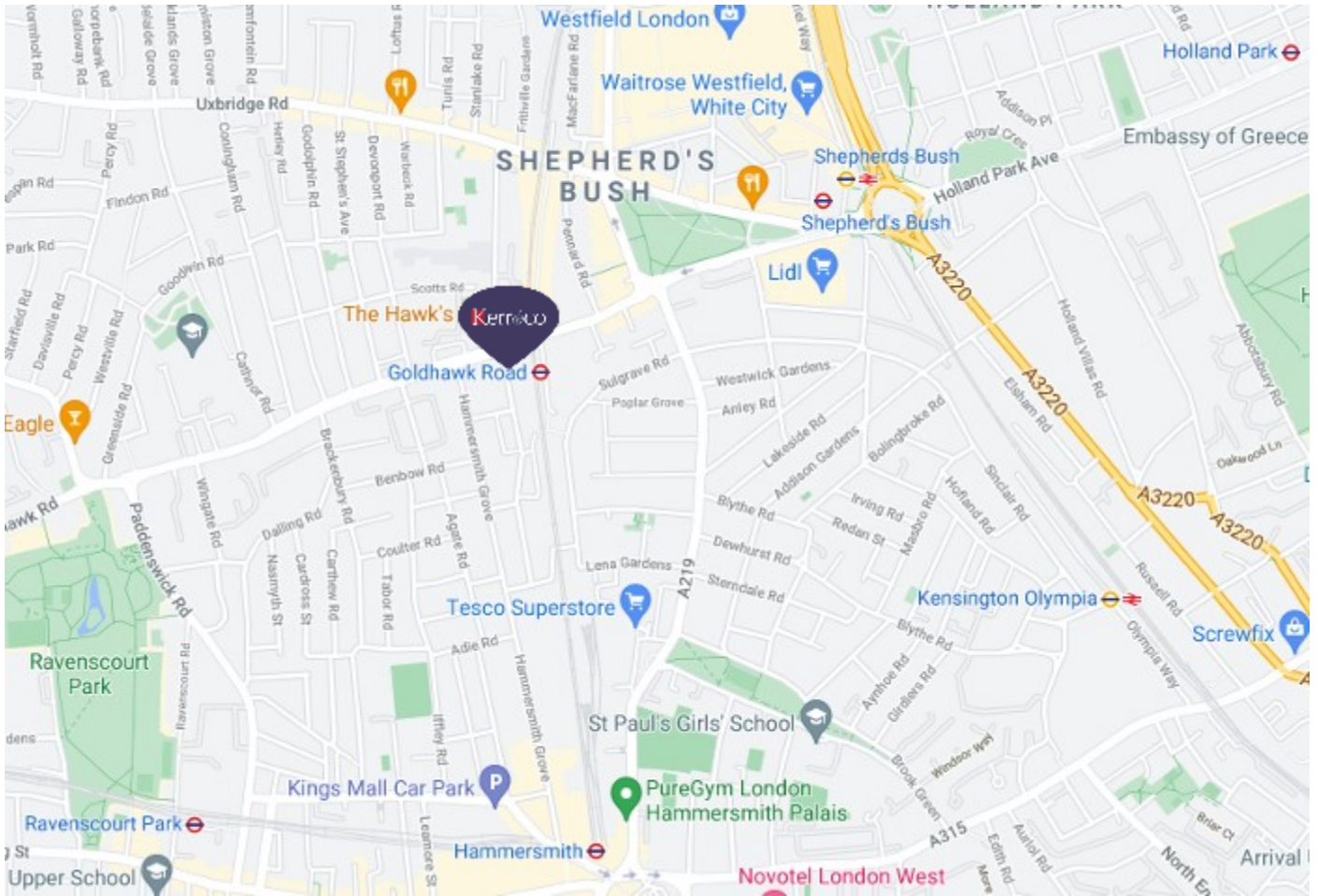
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Richford Street, London W6 7HJ

Victorian conversion.
Two double bedrooms.
Reception room with open plan kitchen.
Well finished shower room.
Potential for roof terrace over roof space subject to the usual consents—a similar scheme was granted on a property on Richford Street.
Excellent location for ease of access to Goldhawk Road and Shepherd's Bush underground stations (Hammersmith & City, Circle and Central lines).
Share in the freehold with a long underlying lease.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	66 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.

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Two bedroom top floor flat

Approximate gross internal floor area: 496 Sq. Ft. (46.1 Sq. M.)

Asking Price: **£525,000 Share in the Freehold**

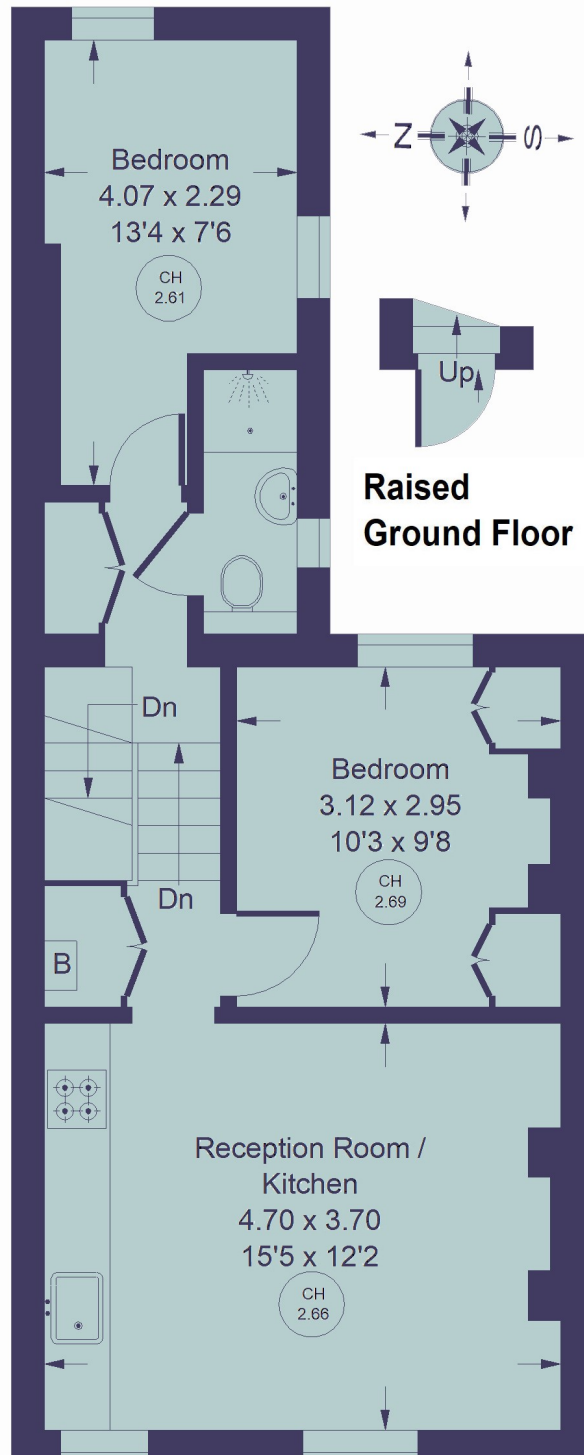
Underlying Lease: **150 years from 28 May 2012**

EPC Rating: **D61**

Parking: **Residents parking permit**

Council Tax: **Band C**

NB: These are library photos from being rented



First 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.