

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

**Kerr**&co



## Lime Grove, London W12

**A generous two double bedroom flat occupying the ground floor of this charming red brick Victorian terraced house being offered for sale with no onward chain.**

The accommodation (868 square feet) provides two bedrooms, a generous reception room, separate dining room, kitchen leading on to the private rear garden and a cellar home office. Lime Grove is a popular residential street with easy access to the transport and shopping facilities at Shepherd's Bush Green and the Westfield shopping centre. There are underground stations located at either end of Lime Grove (Shepherd's Bush Market and Goldhawk Road (Hamm& City and Circle lines) with the Central and Overland stations being located by Westfield London.

**Asking Price: £595,000 Leasehold**

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## **Lime Grove, London W12 8EE**

Two bedroom garden flat.

Reception room.

Separate dining room.

Kitchen leading on to a private rear garden

Bathroom.

Cellar home office.

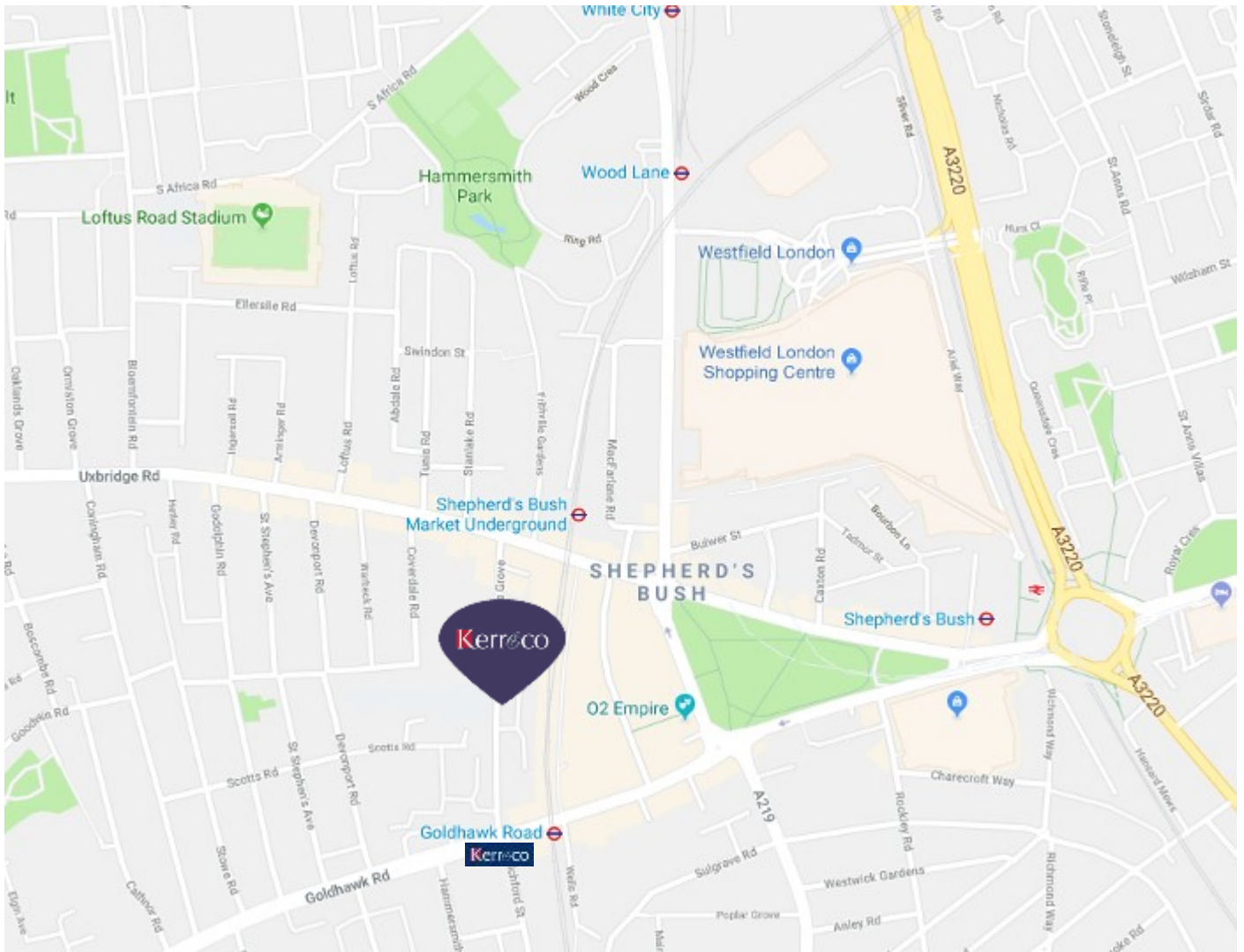
Centrally located close to all local amenities including underground stations at Goldhawk Road, Shepherd's Bush Market (both Circle and Hamm & City lines) and Shepherd's Bush (Central line).

Shopping and leisure facilities are to be found along both Goldhawk and Uxbridge Roads with broader facilities located at Westfield London including the transport hub located there.

Being sold chain free.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	74   C
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 with a lease of 189 years from 1st January 1998 leaving 163 remaining

Service Charge: TBC

Ground Rent: Peppercorn 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 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

NB: These are library photos

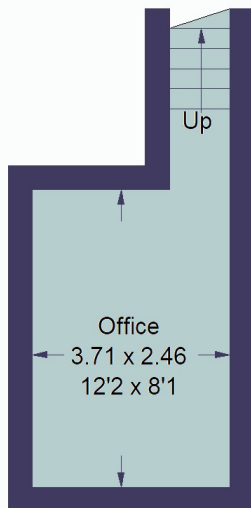
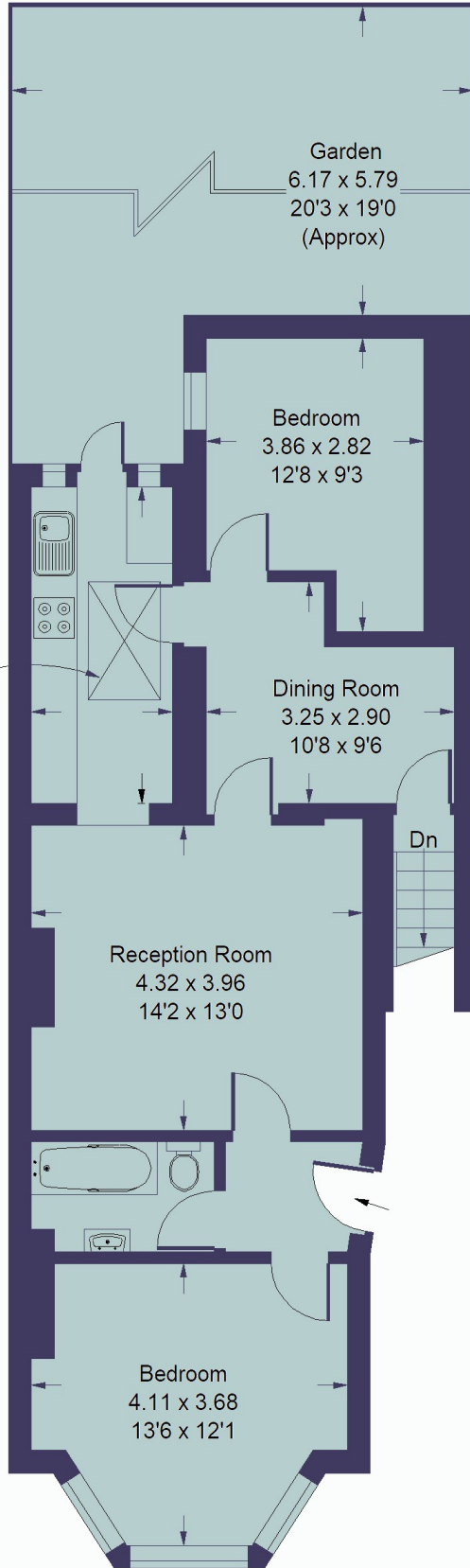
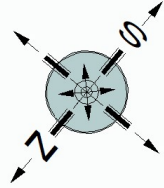
**Lime Grove, W12 8EE**

Asking price: **£595,000**

Two bedroom garden flat

Approximate gross internal floor area: **868 Sq. Ft. (80.6 Sq. M.) Including cellar office**

Approx. Gross Internal Area  
80.6 sq m / 868 sq ft



**Lower Ground Floor**

**Ground Floor**

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/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.