

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

Kerr&co



Boscombe Road, London W12

A ground floor two bedroom flat with direct access to a west facing private garden.

The accommodation comprises of a principle bedroom with en suite bathroom and mezzanine sleeping platform and fitted wardrobe, a second double bedroom with en suite shower, a separate cloak room, spacious reception room with French doors leading onto the private west facing garden and a semi open plan kitchen with large sash windows. Boscombe Road is one of the premier road's in Shepherd's Bush with easy access to transport links and shopping facilities along Uxbridge Road, Shepherd's Bush Green and West London Westfield Complex.

Asking Price: £675,000 Share in the Freehold

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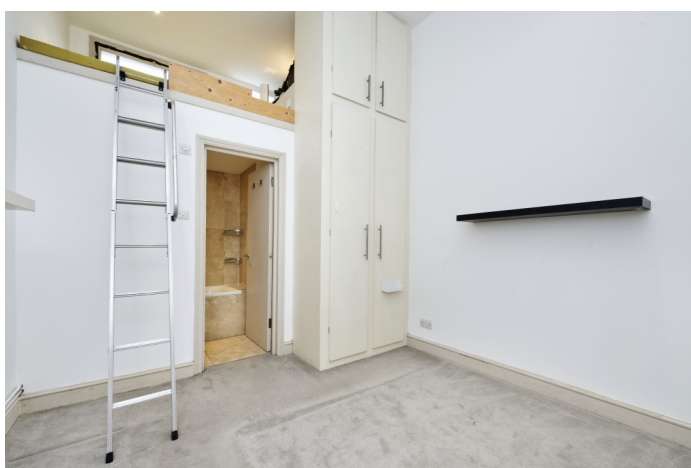
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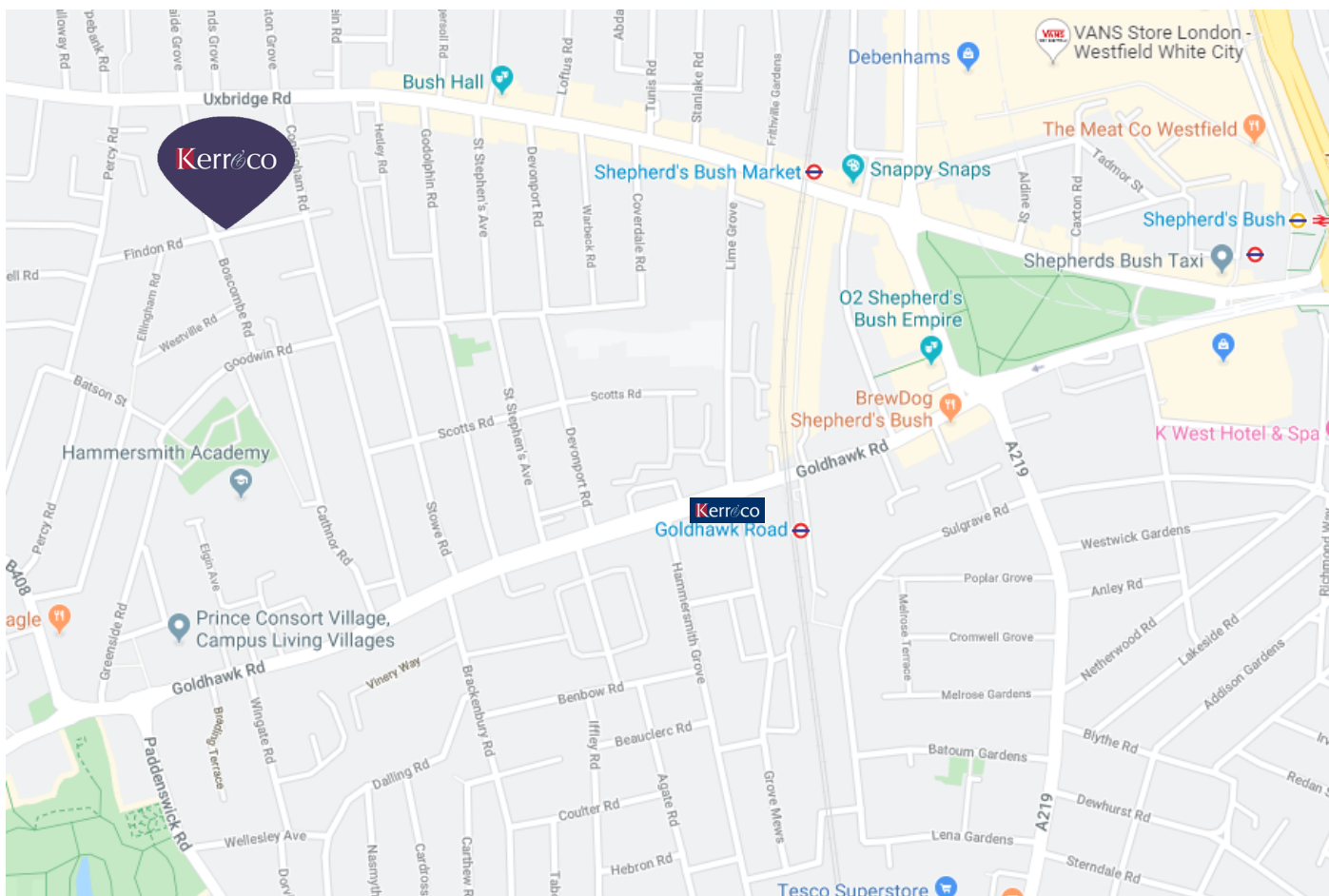




Boscombe Road, London W12 9HS

Imposing Victorian building on the junction of
Boscombe and Findon Roads.
Impressive communal entrance in a well managed
building.
Spacious reception room with French doors onto a
private west facing garden
Highly regarded, quiet, residential street
Two bedrooms one with en suite bathroom and
mezzanine sleeping platform.
Semi open plan kitchen.
Separate cloakroom.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 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:

Share in the freehold with an underlying lease of 999 years from 1 January 2005

Ground Rent: One peppercorn per annum

Service Charge: 1/6th of outgoings

Service charge covers communal maintenance and repair costs, common parts electricity use and insurance contributions

Parking: On street parking with residents permit from L.B.H.F.

Council Tax Band: Band E £1,596.21 for current financial year 23/24

Connected services: Mains water and drainage, electricity, gas and broadband. To check broadband speeds and mobile phone signal strength please use the online checker via <https://checker.ofcom.org.uk/>

Accessibility: Stepped access

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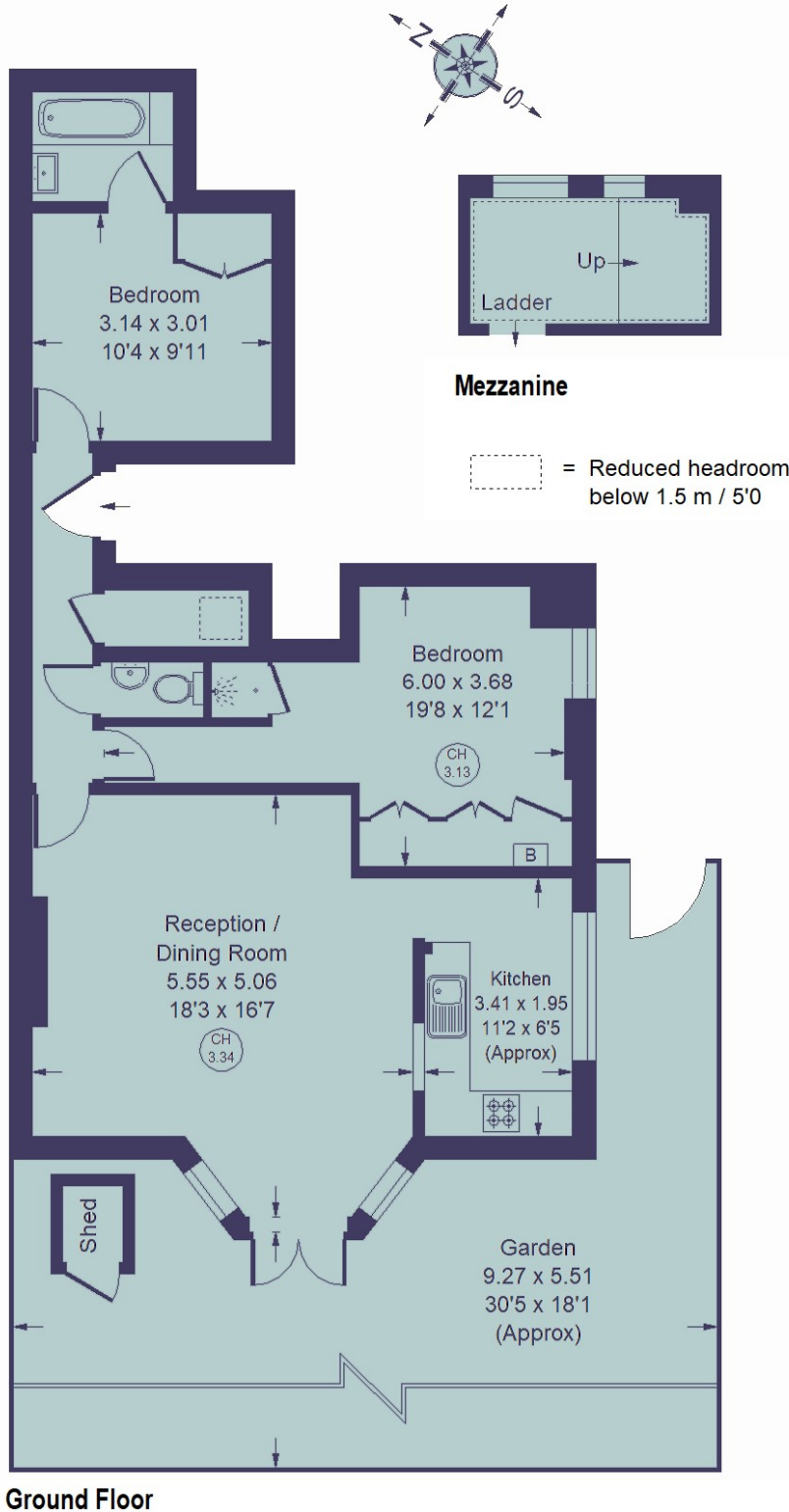
Asking Price: **£675,000**

Two bedroom ground floor garden flat

Approximate gross internal floor area: **711sq. ft. (66.1 sq. m.)**

Mezzanine: **56 sq.ft. (5.2 sq.m.)**

Total: **767 sq.ft. (71.93sq.m.)**



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.