

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

Kerr&co



Drake Court, London W12

A generous two bedroom flat providing approx. 770 square feet set on the first floor of this purpose built block of flats, allowing buyers the opportunity to improve to their own taste.

The accommodation comprises of reception room with access to a balcony, two generous double bedrooms (one with balcony access), a bathroom, a separate WC and a kitchen. This flat is very well connected offering an easy reach of the transport connections Goldhawk Road and Shepherd's Bush Station (Hammersmith & City, Central, Circle underground, and over ground lines) as well as the shopping and leisure facilities at Westfield London including John Lewis, SoHo house private members club etc.

Asking Price: £295,000 Leasehold

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Drake Court, London W12 8HG

Spacious two bedroom flat set on the first floor of this local authority controlled residential block of flats.

Opportunity to improve to own tastes.

Reception room.

Separate kitchen.

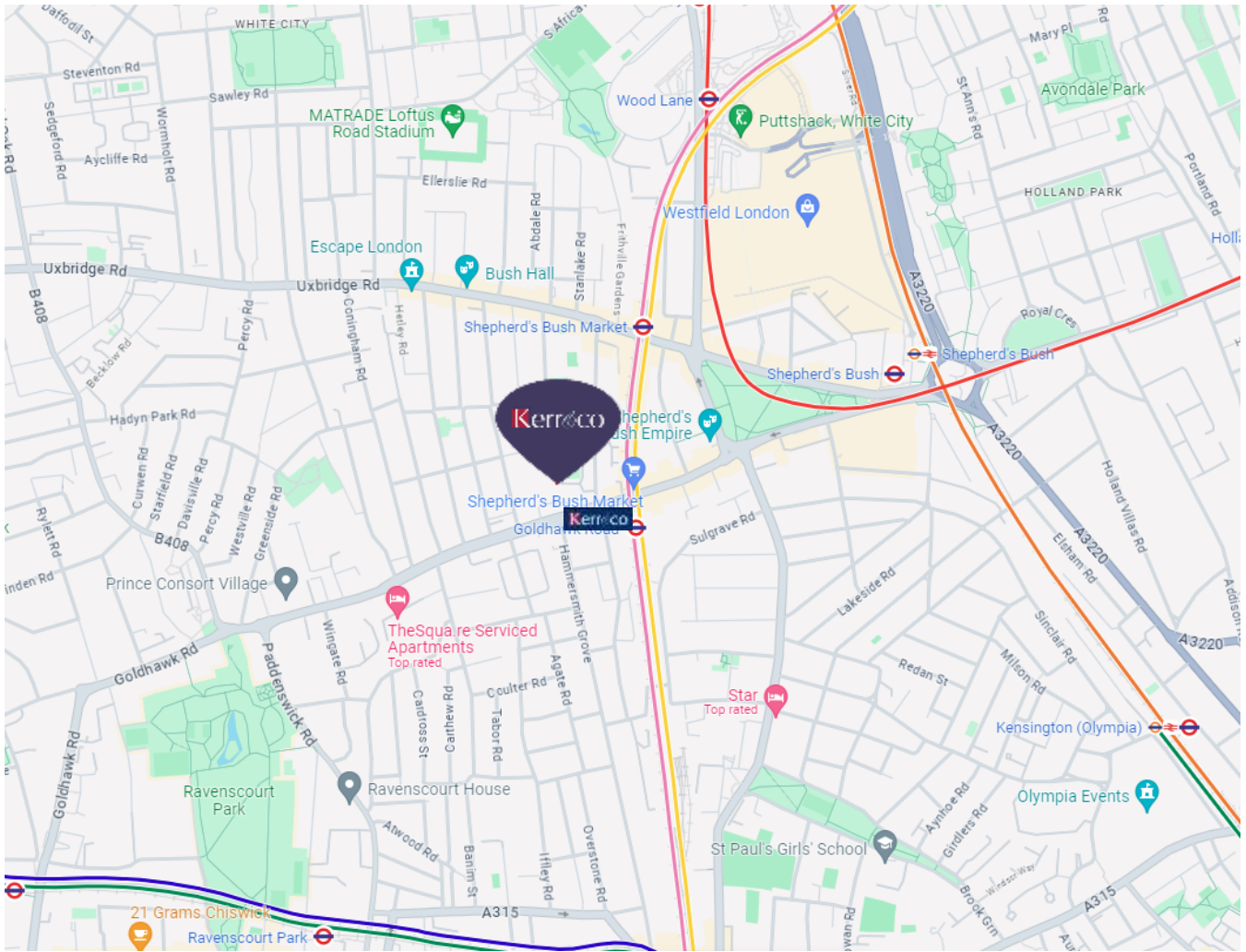
Two balconies.

Two double bedrooms.

Bathroom with separate WC.

Well located for ease of access to Goldhawk Road and Shepherd's Bush underground stations (Central, Circle, Hammersmith & City lines, and over ground lines).





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	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 with a lease of 215 years from 31st March 2013 (approximately 173 years remaining)

Ground rent: A peppercorn per annum

Service charge: Circa £2008.48 per annum

Service charge covers: maintenance, communal electricity, repairs, buildings insurance.

Parking: Right to a residents parking permit

Council Tax: Band D (£1386.77 for current financial year)

Connected services / utilities: Mains water and drainage, electricity, telephone and broadband.

Heating: Gas fired combi boiler and radiators

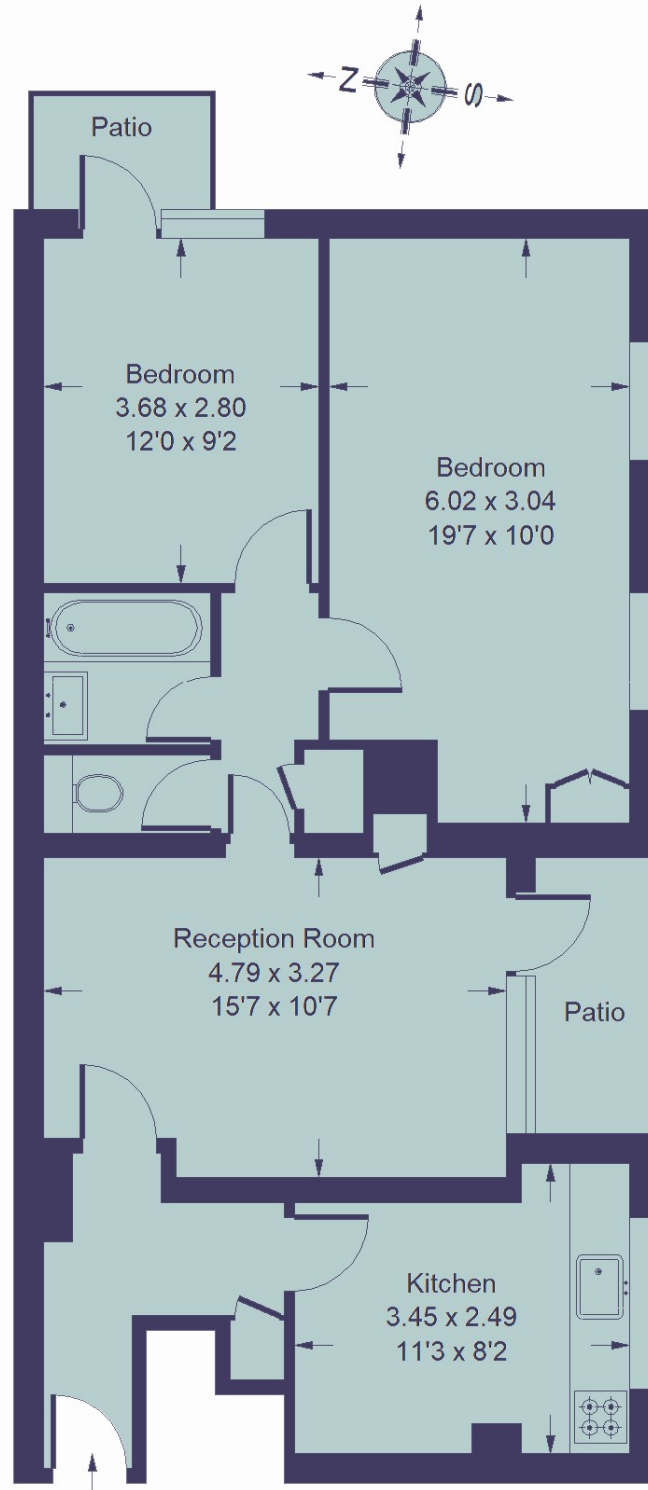
Accessibility: Lift and stair to all floors

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Asking Price: **£295,000**

First floor one bedroom purpose built flat

Approximate gross internal floor area: **770 Sq. Ft./ 71.5 Sq. M.**



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.

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.

Kerrico

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