

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

**Kerr**&co



## Lime Grove, London W12

**A generously proportioned one bedroom first floor flat, conveniently located within a few minutes of the broad spectrum of local amenities including Goldhawk Road and Shepherd's Bush Market underground stations.**

The current accommodation provides a large reception room, an equally spacious double bedroom, a kitchen and shower room. The flat retains many original features including stripped wooden floors and doors.

**Guide Price: £425,000 Share in the freehold**

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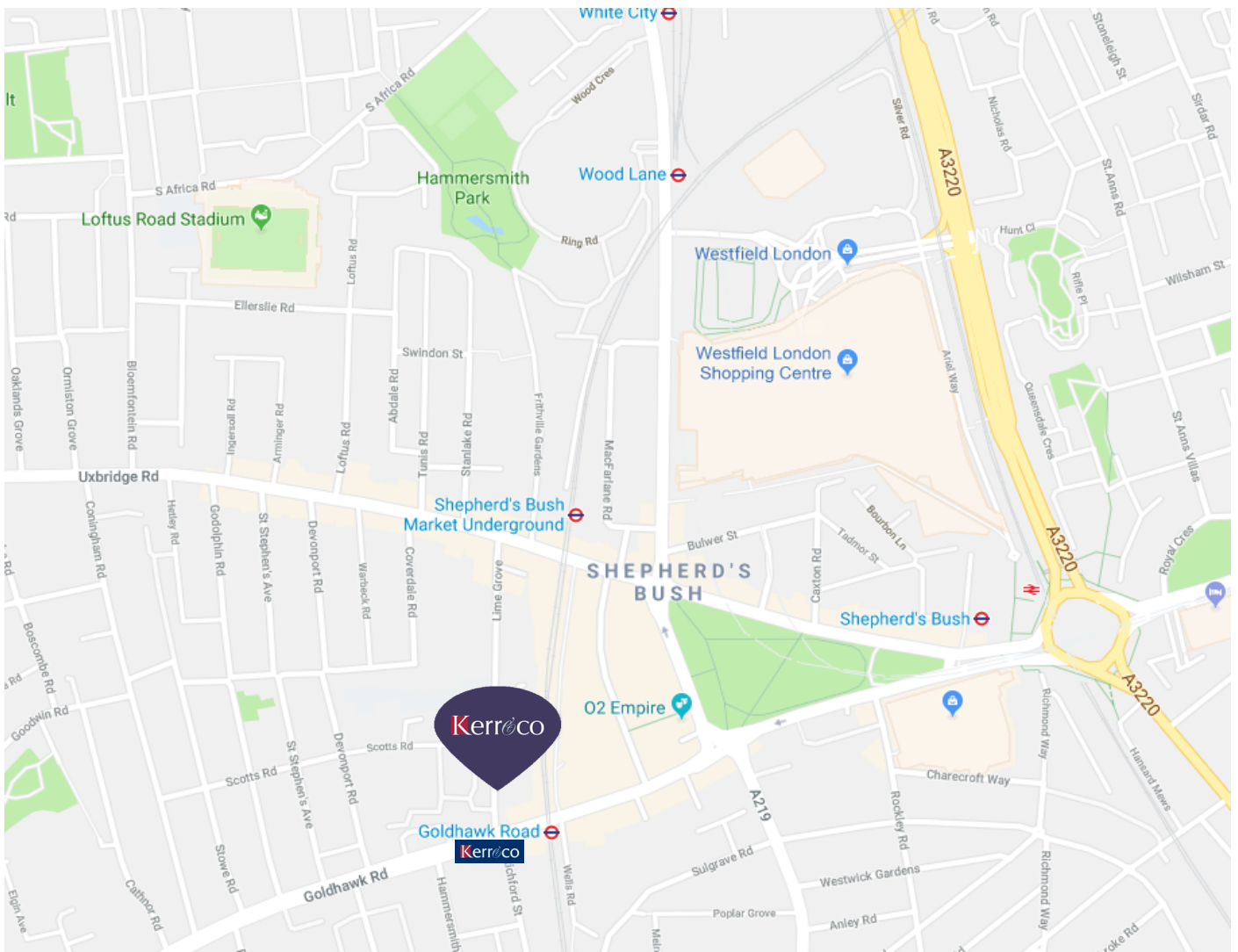
[www.kerrandco.com](http://www.kerrandco.com)





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

Well proportioned one bedroom first floor flat.  
Large double bedroom.  
Spacious reception room.  
Share in the freehold with a 999 year lease.  
Perfectly located for ease of access to local facilities  
including Westfield London, White City House and  
numerous underground stations.  
Ideal first time purchase.  
Size of most two bedroom flats and scope to re  
arrange as required.



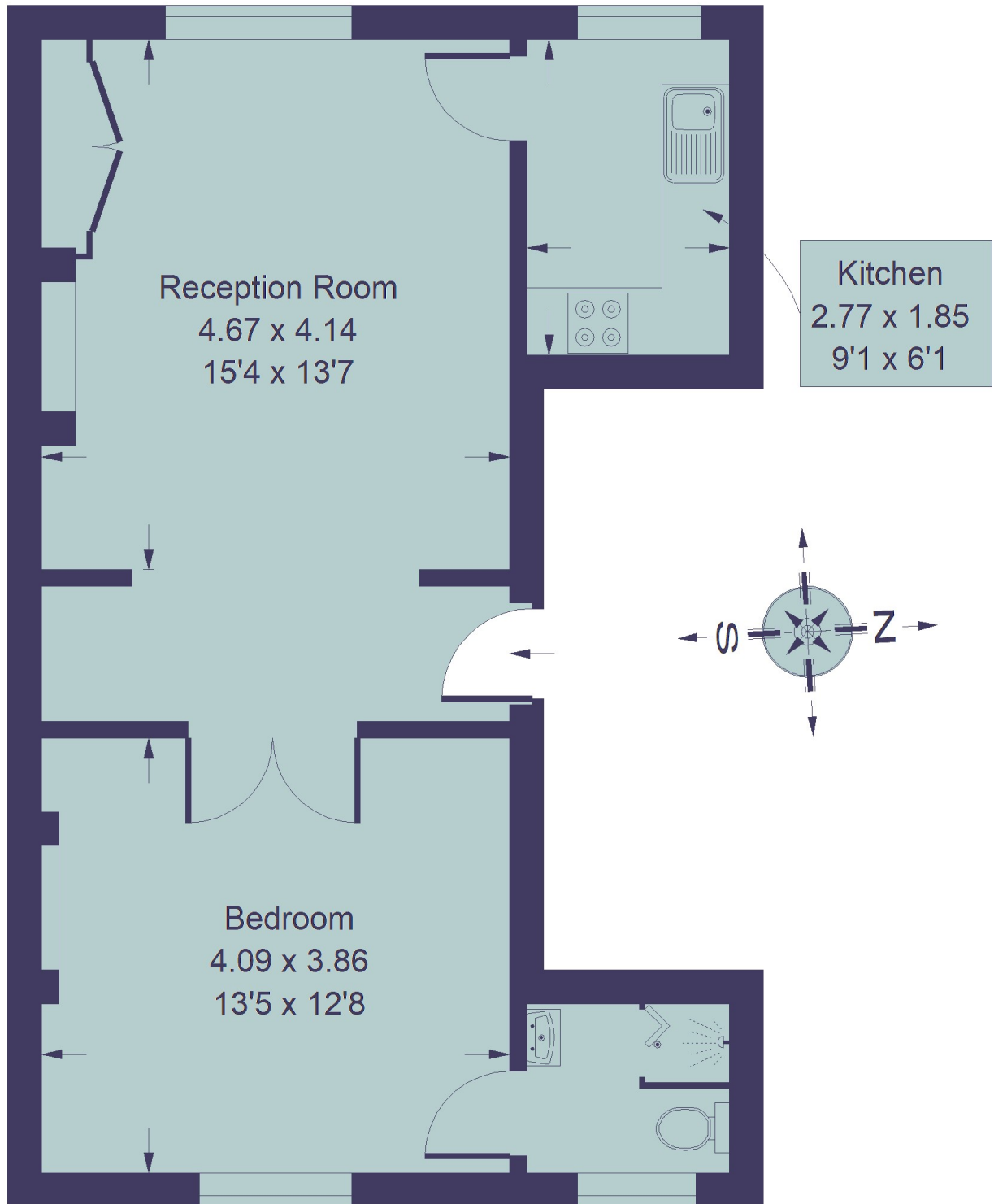
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   c
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

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:

- Tenure: Share in the freehold underlying lease 999 years from 25.3.2009
- Ground Rent: NA
- Service Charge: TBC
- Service charge covers, building maintenance, insurance, communal electricity
- Parking: LBHF Residents parking permit
- Council Tax: Band D £1386.77 per annum for current financial year 24/25
- Flood Risk: Surface water very high > than 3.3% chance per annum. Rivers and sea very low < 0.1% change per annum
- Connected services: Gas, electricity, water (mains supply and drainage) telephone and broadband (fibre optic and cable available locally).

**Lime Grove, W12 8EE**  
One bedroom first floor flat  
Approximate gross internal floor area : **541 Sq. Ft. (50.3 Sq. M.)**  
Guide Price: **£425,000**



## 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.

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.