

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

Kerr&co



MELVILLE COURT, LONDON W12

A light two bedroom flat set on the second floor of this private residential purpose built block, with fantastic views, and a private balcony.

Melville Court is a popular block that is well managed as there is a live in caretaker, and benefits from communal gardens. The building is situated at the junction of Cathnor and Goldhawk Roads within easy access of Ravenscourt Park and transport and shopping facilities along Goldhawk Road and Westfield shopping mall.

Asking Price: £410,000 Long Leasehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com



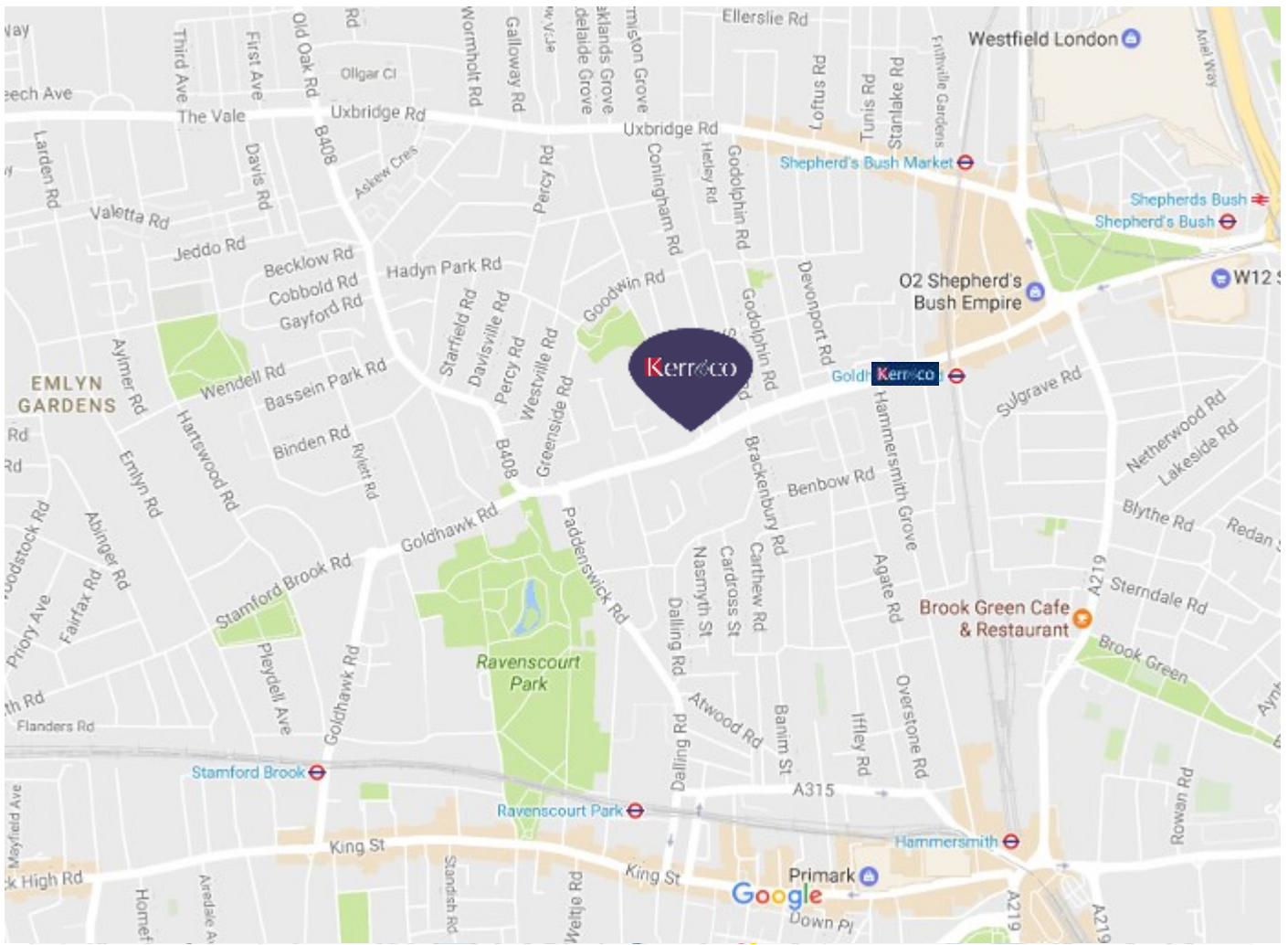


CATHNOR ROAD, LONDON W12



**TWO BEDROOM FLAT SET ON THE SECOND FLOOR
OF THIS ART DECO STYLED PURPOSE BUILT BLOCK
RECEPTION ROOM
TWO DOUBLE BEDROOMS
BATHROOM
SEPARATE KITCHEN
PRIVATE BALCONY
COMMUNAL GARDENS
LIVE IN CARETAKER
COMMUNAL LIFT**





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 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 164 years remaining
- Ground rent: Peppercorn
- Service charge: £ 4,000 per annum
- Service charge covers: maintenance, communal electricity, repairs, buildings insurance, hot water.
- Parking: LBHF residents parking permit
- Council Tax: Hammersmith and Fulham Band D (£1386.77 for current financial year)
- Connected services / utilities: Mains water and drainage, electricity, gas, telephone and broadband.
- Heating: Communal hot water and gas fire central heating to the flat.
- Accessibility: Lift and stair to all floors
- Flood risk: Surface water: High Rivers and Sea: Very Low

MELVILLE COURT, CATHNOR ROAD, LONDON W12 9NY

Asking Price: **£410,000**

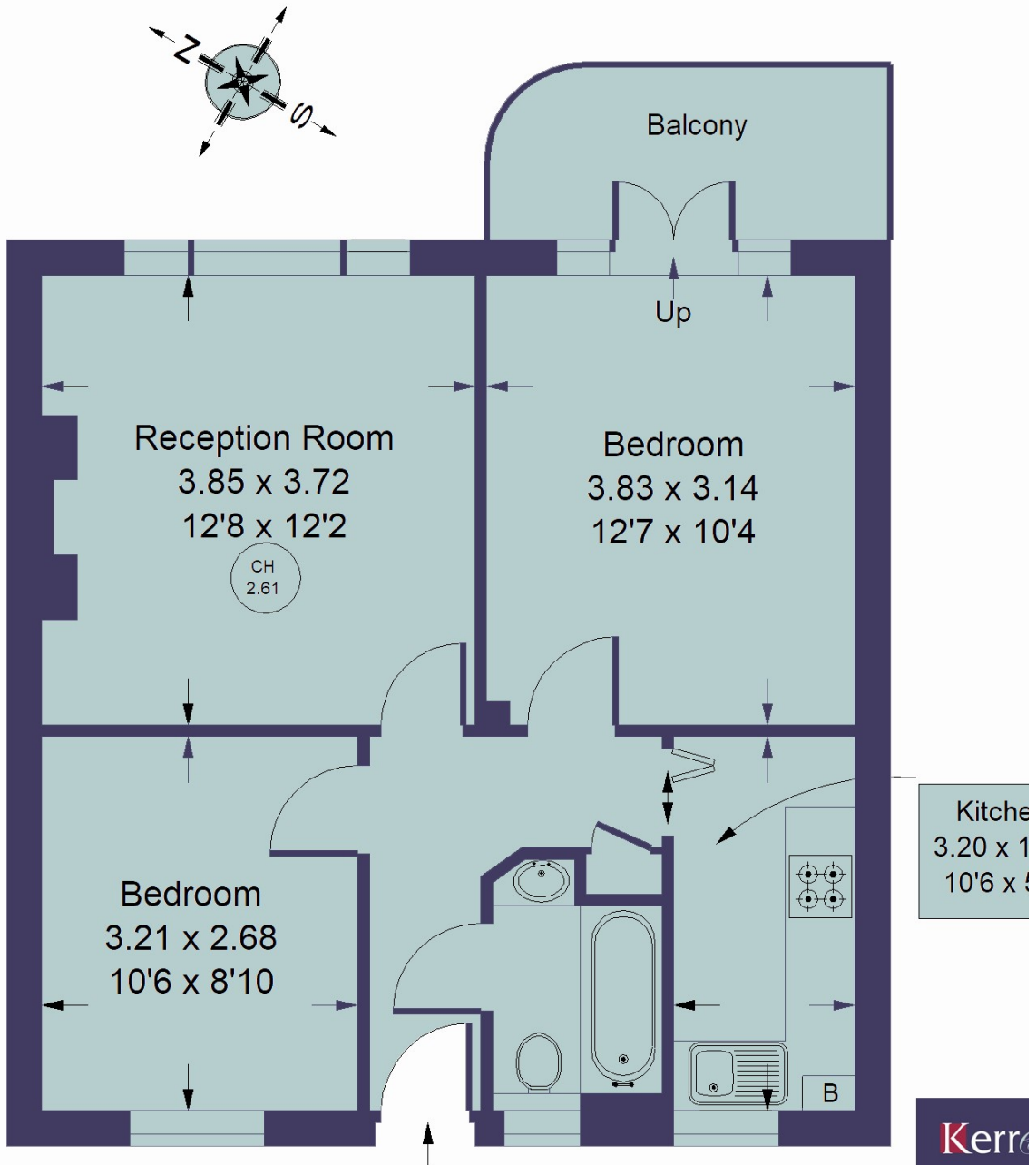
Fourth floor two bedroom purpose built flat

Approximate gross internal floor area: **537 Sq. Ft. / 49.9 Sq. M.**

Melville Court, W12

Approx. Gross Internal Area

49.9 sq m / 537 sq ft



Second 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.

Kitchen
3.20 x 1.80
10'6 x 5'9

Kerrand
77 Goldhawk Road
Shepherd's Bush
London W12 8LD
sales@kerrand.co.uk
020 8743 1166
www.kerrand.co.uk

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/fitings 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.