

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

Kerr&co



Richford Street, London W6

A beautiful recently refurbished two bedroom flat set on the raised ground floor of this Victorian converted building.

This well presented flat comprises of open plan kitchen/reception room, two double bedrooms and shower room. This well thought out and finished flat has storage under the stairs and space for built wardrobes in the master bedroom. Richford Street is popular centrally located for ease of access to the broad spectrum of transport, shopping and leisure facilities at Hammersmith Broadway, Goldhawk Road and Shepherd's Bush Green.

Offers in excess of: £550,000 Share of Freehold

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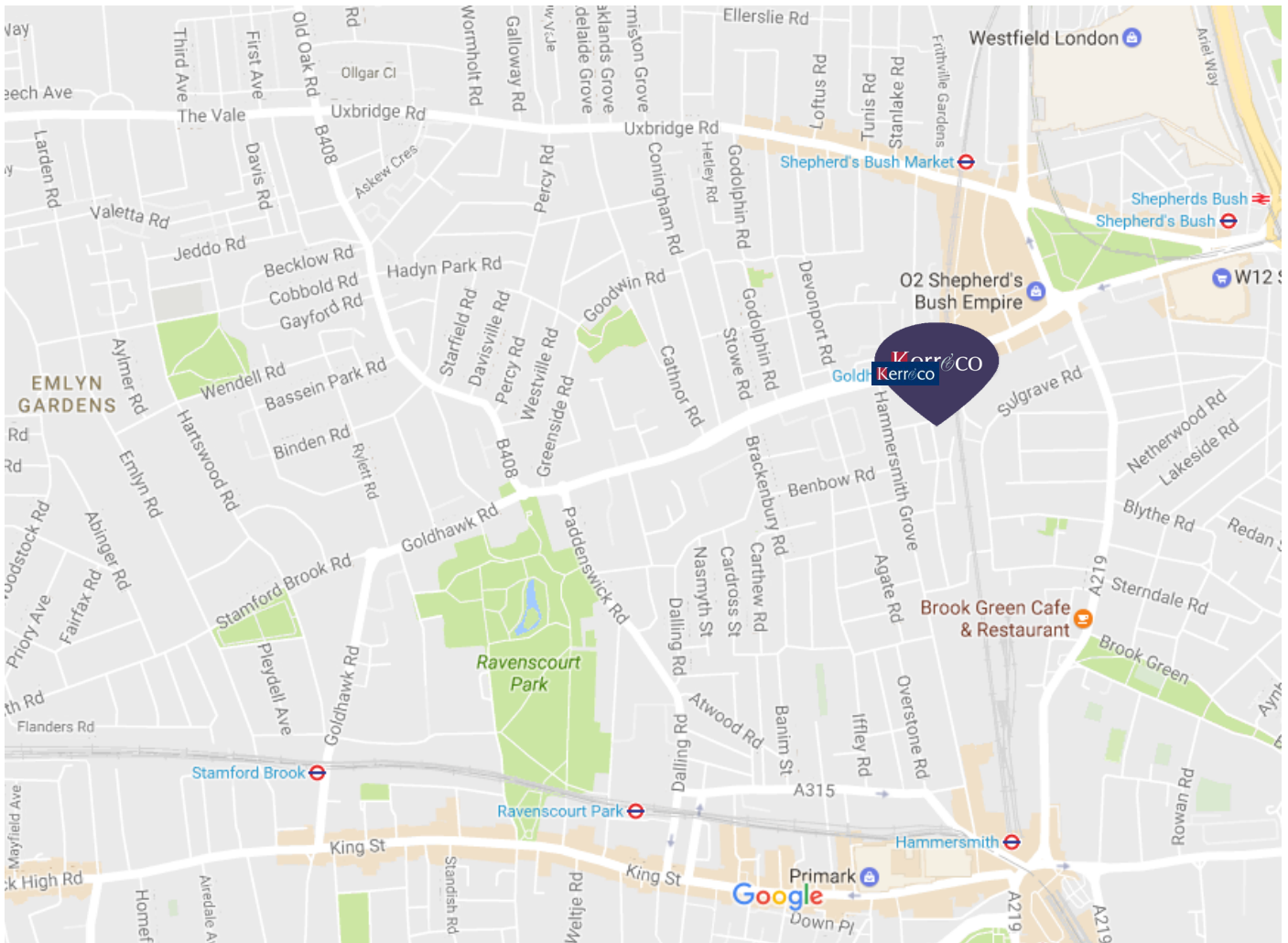


Richford Street, London W6

Highly stylish raised ground floor flat.
Naturally light and airy rooms with high ceilings.
Integrated modern kitchen.
Open plan kitchen/reception room.
Two bedrooms.

Situated in W6 within easy access to shopping facilities and transport links along Goldhawk Road, Hammersmith Broadway and Shepherd's Bush Green.
Share in the freehold.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 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.

Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).

Heating: Gas central heating via radiators

Accessibility: steps up to main front door

Flood risk: Surface water: High Rivers and Sea: Very Low

Richford Street, London W6 7HJ

Two bedroom raised ground floor flat

Approximate internal floor area: **571 Sq. Ft. (53.1 Sq. M.)**

Offers in excess of: **£550,000**

Tenure: **Share of freehold**

Service Charge: **1/3 of outgoings**

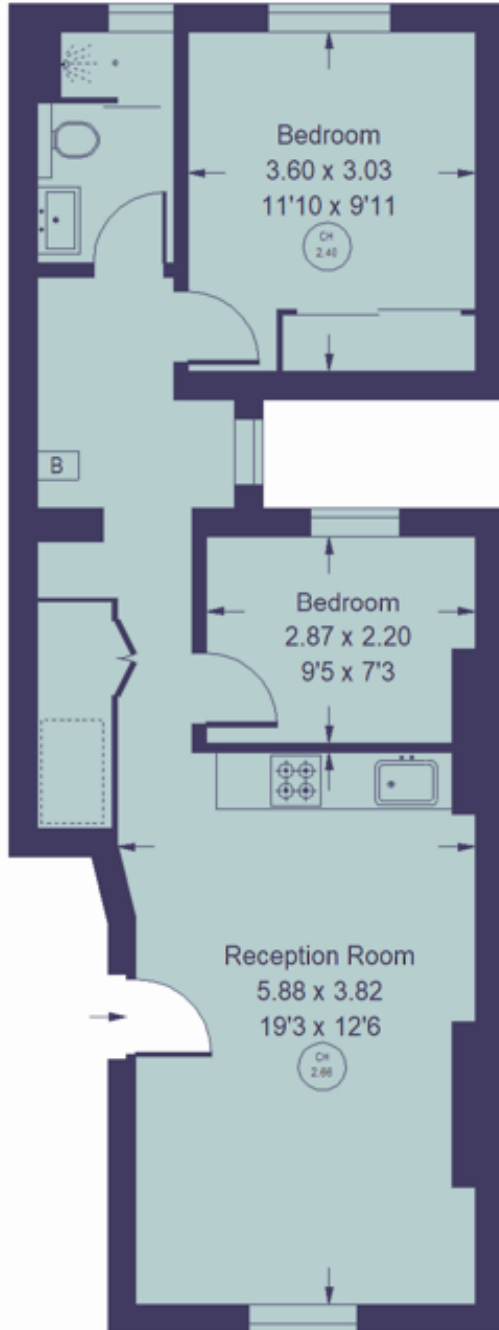
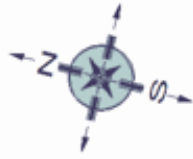
Ground rent: **Peppercorn**

Parking: **Residents Parking Permit**


Council Tax: **Hammersmith and Fulham**

Band C £1,232.68 (2024-25)

EPC Rating: **C77**



Raised Ground Floor

 = Reduced headroom below 1.5 m / 5'0

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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.