

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

Kerr&co



Coningham Road, London W12

A spacious and light flat set on the raised ground floor of this converted Victorian house. The accommodation provides a bright reception room, a spacious double bedroom, a shower room, separate WC and a kitchen with doors on to a West facing balcony. The flat benefits from large sash windows bathing the property with natural light, high ceilings and retaining many period features.

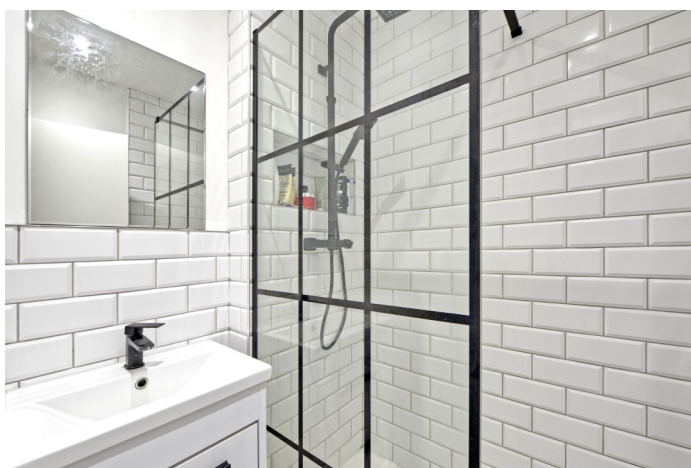
The flat is situated on a residential street close to Westfield London with its broad range of shopping, leisure facilities restaurants and transport links at Shepherd's Bush. There is good access to several underground stations locally serving the Hammersmith & City, Circle and Central lines. There is also a good bus network as well as easy access to both the A (M) 4 and A (M) 40 main arterial roads providing access to the North and West.

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Coningham Road, London W12 8BU

Spacious raised ground floor one double bedroom flat.

Kitchen leading on to a rear West facing balcony.
Double bedroom with fitted wardrobes.

Bright reception room.

High ceilings and large sash windows.

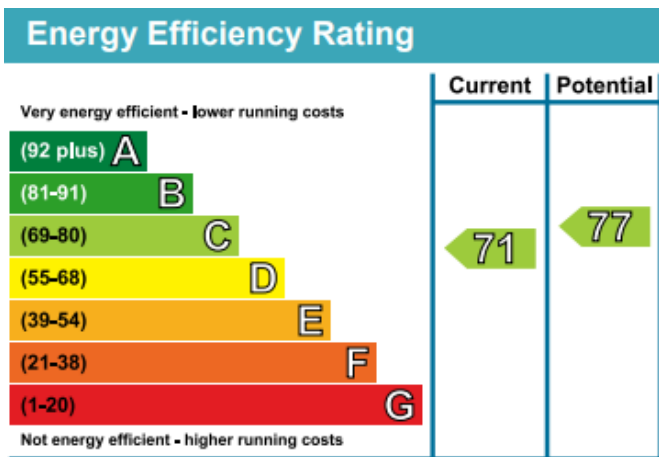
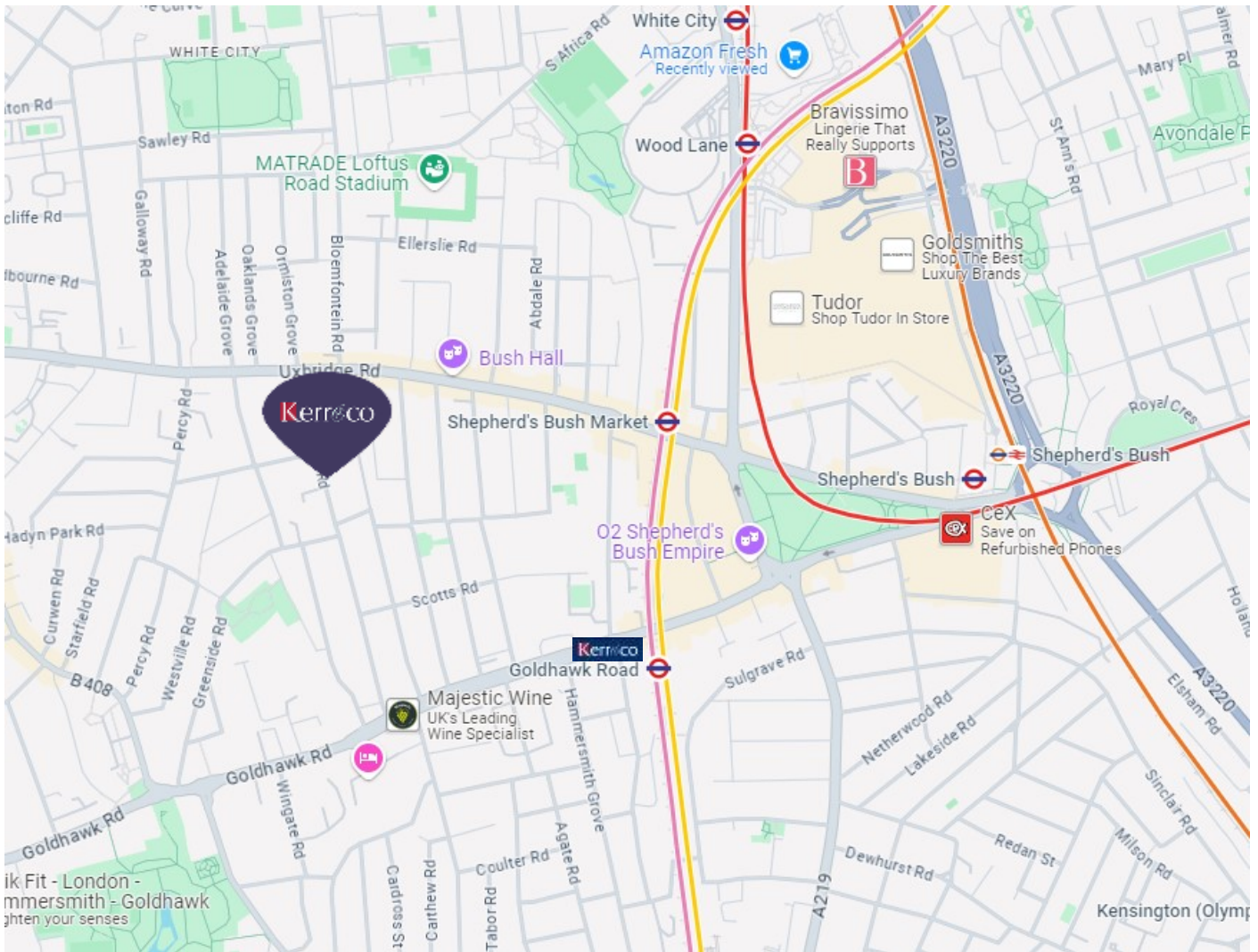
Period features.

Shower room and separate WC.

Excellent storage space with a large storage cupboard
in the communal entrance hallway.

Double glazed sash windows.

Excellent condition throughout.



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 including a share in the freehold with a lease of 999 years from 25th March 1977 and managed by the residents freehold management company

Ground rent: NA

Service charge: £840 per annum.

Service charge covers: maintenance, communal electricity, repairs, buildings insurance with a portion going in to a sinking fund.

Parking: Eligible for a LBHF parking permit.

Council Tax: Band C £1232.68 for current financial year 24 / 25

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

Heating: Central heating via electric boiler and radiators.

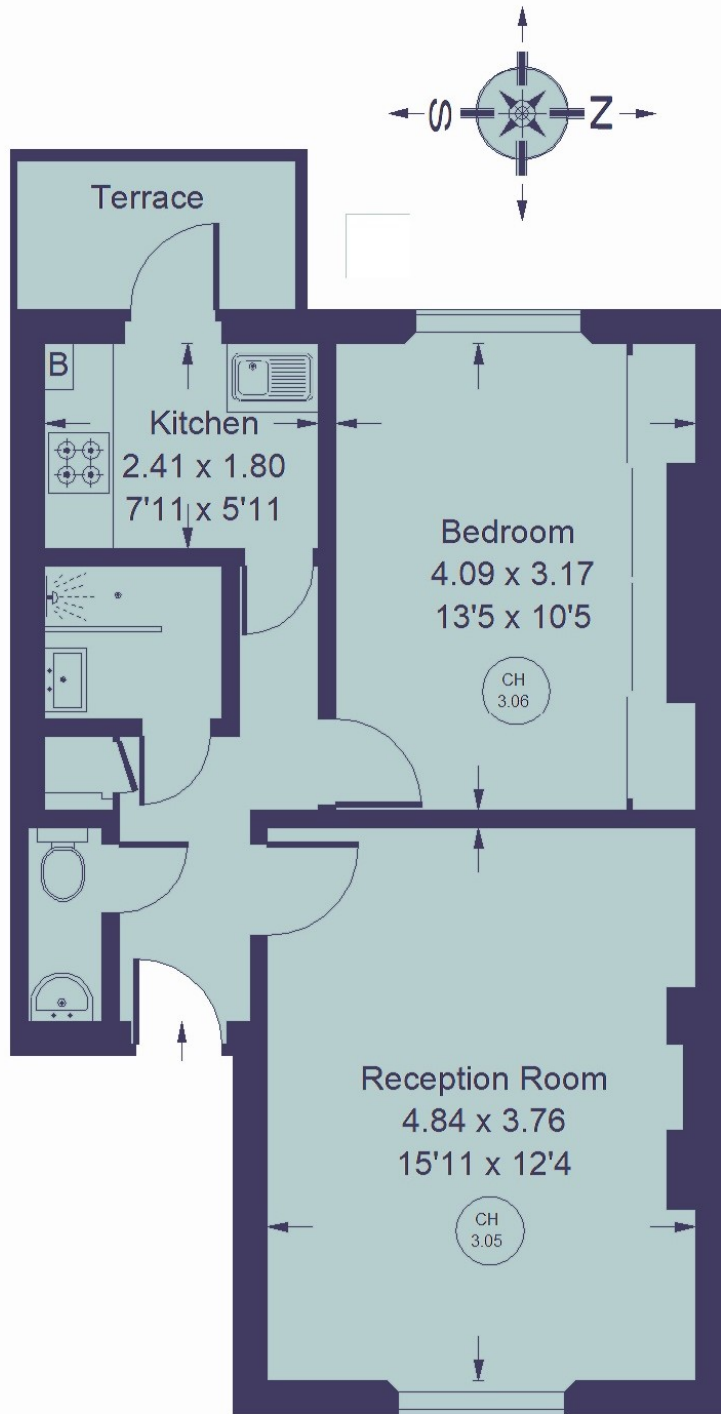
Accessibility: Steps to communal front door level access in the flat.

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Asking price: £435,000

One bedroom raised ground floor flat

Approximate gross internal floor area: 503 SQ. FT. (46.7 SQ. M.)



Raised Ground 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.

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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/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.