

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

Kerr&co



Lime Grove, London W12

An extremely well presented and extended two double bedroom flat occupying the ground floor of this charming red brick Victorian terraced house.

The property retains a wealth of period features including ornate ceilings and fireplaces as well as wood flooring throughout. The accommodation provides a front reception room with sash bay window, two double bedrooms, a kitchen, newly fitted shower room, conservatory and delightful rear garden. The flat is well situated for easy access to the broad spectrum of local amenities including underground stations (Goldhawk Road, Shepherd's Bush and Shepherd's Bush Market), shopping and leisure facilities.

Asking Price: £685,000—Leasehold

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Lime Grove, London W12 8EE

A well maintained 2 bedroom garden flat.

Numerous original features.

Bright reception room.

Offers 1,000 sq. ft. of accommodation.

High ceilings and period features.

Separate kitchen.

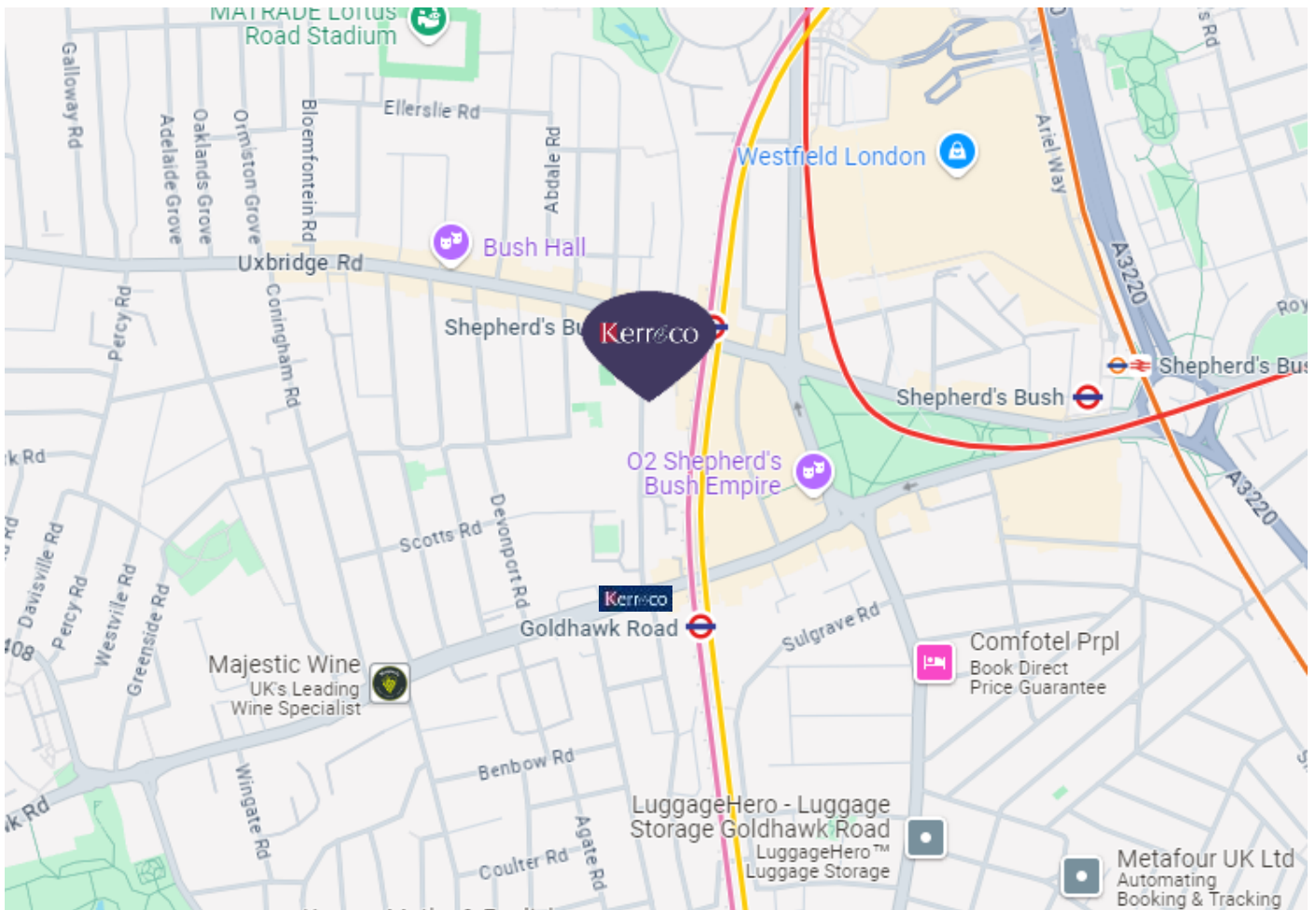
Private rear garden.

Close to all local amenities including underground

stations at Shepherd's Bush and Goldhawk Road and

Westfield London.

Long lease.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 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 181 years remaining

Ground rent: £250 per annum

Service charge: £3,222.40 for last financial year with a sinking fund with a balance of £13,500 in 23/24

Service charge covers: general maintenance, buildings insurance, entry phone, communal electricity, cleaning, audit fees, management charges, bank charges and health and safety.

Parking: Eligible for a LBHF residents parking permit

Council Tax: Hammersmith and Fulham Band E (£1,694.94 for current financial year)

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: Step to front door

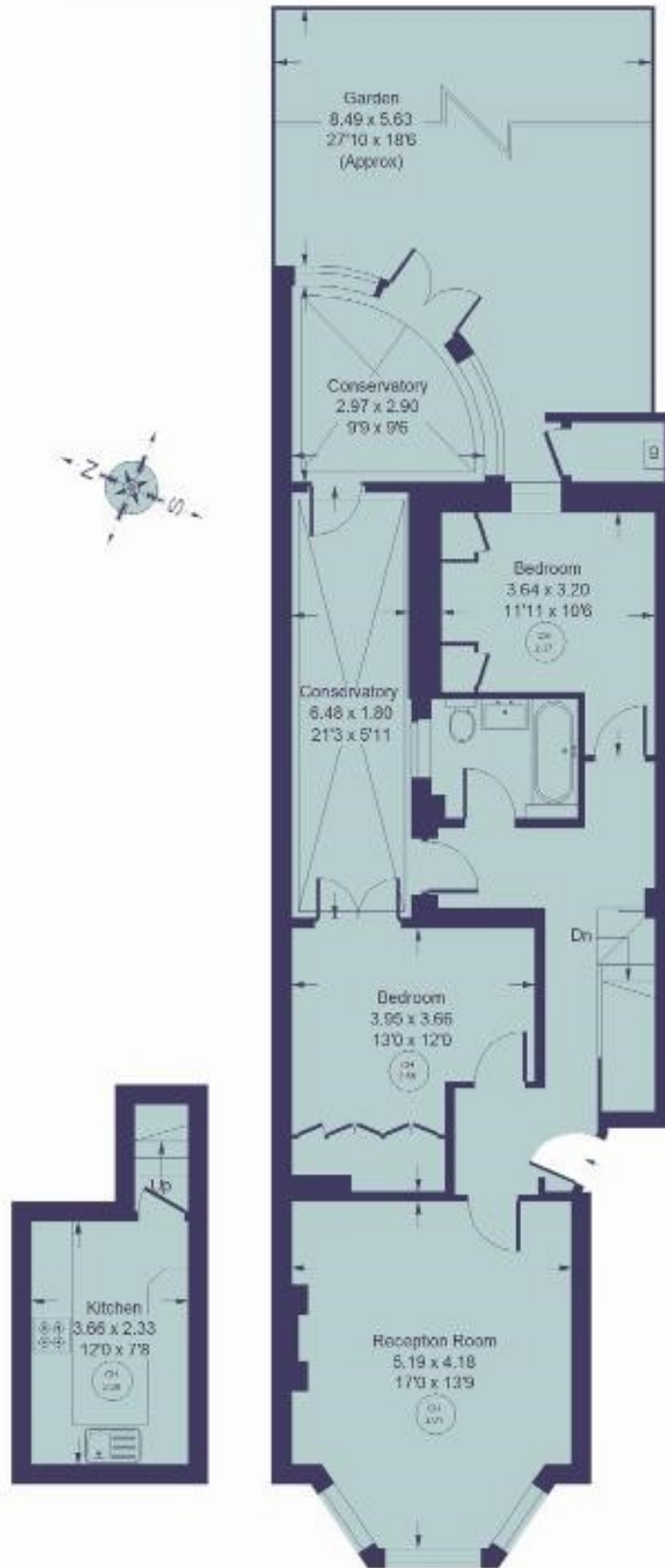
Flood risk: Surface water: Medium Rivers and Sea: Very Low

Lime Grove, W12 8EE

Asking Price: **£685,000**

Two bedroom garden flat

Approximate gross internal floor area: **988 Sq. Ft. (91.8 Sq. M.) Excluding outside shed**



Lower Ground Floor

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.

Kerrico

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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 or 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.