

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

Kerr&co



Loftus Road, London W12

This charming and well-maintained one-bedroom flat is situated on the second floor of a converted Victorian building. Filled with natural light, the flat offers a spacious reception room that flows into a modern kitchen, a comfortable bedroom, and a sleek bathroom.

Located on Loftus Road, a picturesque, tree-lined street, the property enjoys close proximity to Shepherd's Bush Green and the Westfield London complex, providing an array of shops, restaurants, and entertainment options. The flat is exceptionally well-connected, with easy access to Shepherd's Bush Market, White City, Wood Lane, and Shepherd's Bush stations, offering Circle, Hammersmith & City, Central, and Overground lines.

Asking price: £340,000 Leasehold

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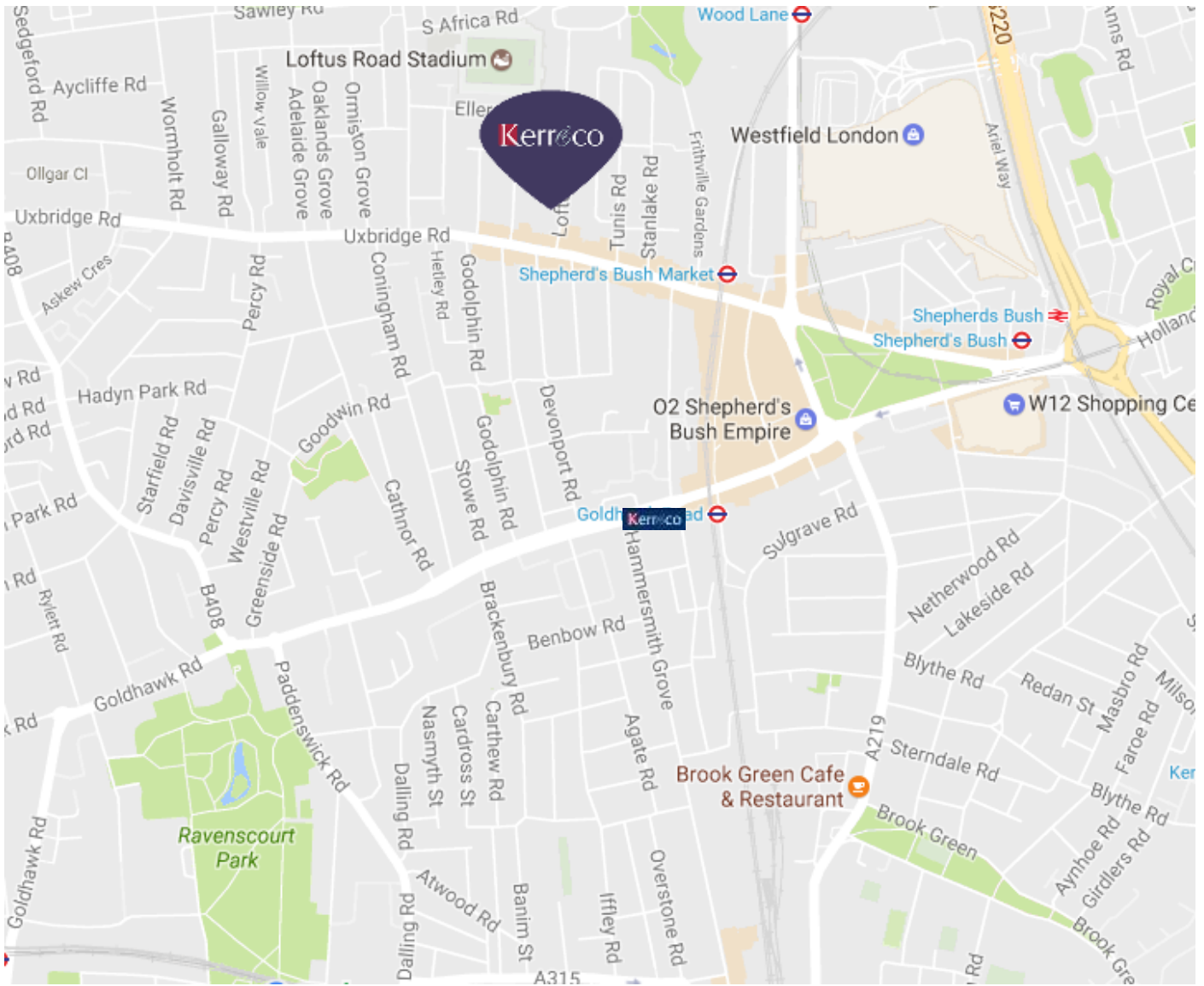


Loftus Road, London W12 7EH



Light and well presented flat
Plantation shutters reception and bedroom
Long lease
Bathroom
A well managed Grand Victorian converted building
Excellent location for ease of access to transport and
leisure facilities at Shepherd's Bush Green and West
London Westfield
Ideal for first time buyer or pied de terre





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 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 front door and two flights of stairs to the flat.

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

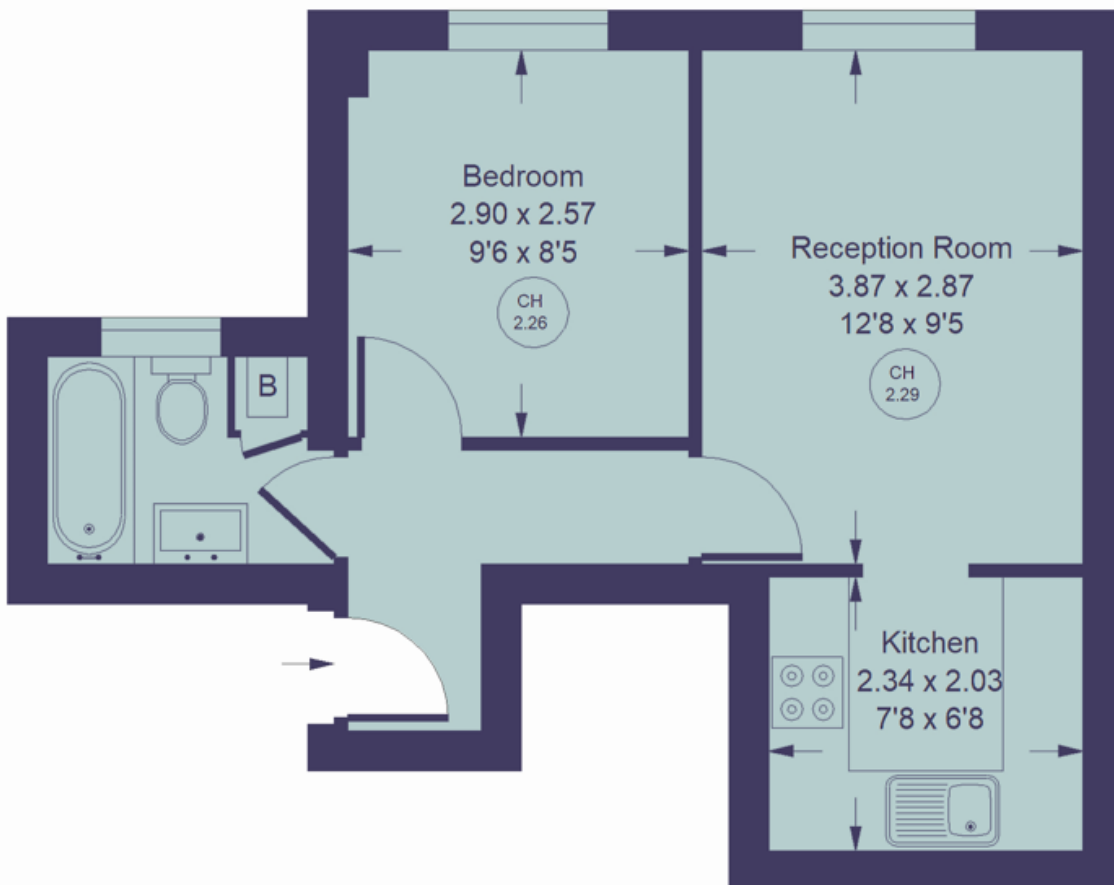
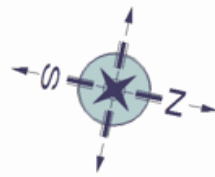
Loftus Road, London W12 7EH
Second floor flat
Approximate gross internal floor area:
334 SQ. FT. (31 SQ. M.)
Asking price: **£340,000**

Tenure: **Leasehold—115 years remaining**
Service Charge: **£1,370 per annum**

(Includes management fees, insurance, communal cleaning, front garden,
Repairs/maintenance, communal electricity, fire risk assessment)

Ground Rent: **£250 per annum**
EPC Rating: **C73**

Parking: **Residents Parking Permit**
Council Tax Band: **Hammersmith and Fulham**
Band C £1,232.68 2024-25



Second Floor

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1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.

2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.

3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.