

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

Kerr&co



Westworth House, London W6

This beautifully presented first-floor studio apartment is situated within a well-managed development with access to Daytime Porter Monday to Friday 7am-1pm, ideal for those seeking modern, low-maintenance living.

In exquisite condition throughout, the flat comprises a bright studio room with underfloor heating, a Juliet balcony, a well-appointed bathroom, and benefits from a long lease of 990 years. Just moments from the River Thames, the property also offers easy access to numerous transport links at Hammersmith Broadway, including the Hammersmith and City, Circle, Piccadilly, and District lines. A wealth of amenities is nearby, with a variety of shops, cafes, and gastro pubs along King Street, Fulham Palace Road, and Shepherd's Bush Road. This apartment presents a perfect opportunity for first-time buyers or investors looking for a comfortable and conveniently located property in vibrant West London.

Asking price: £325,000 Leasehold

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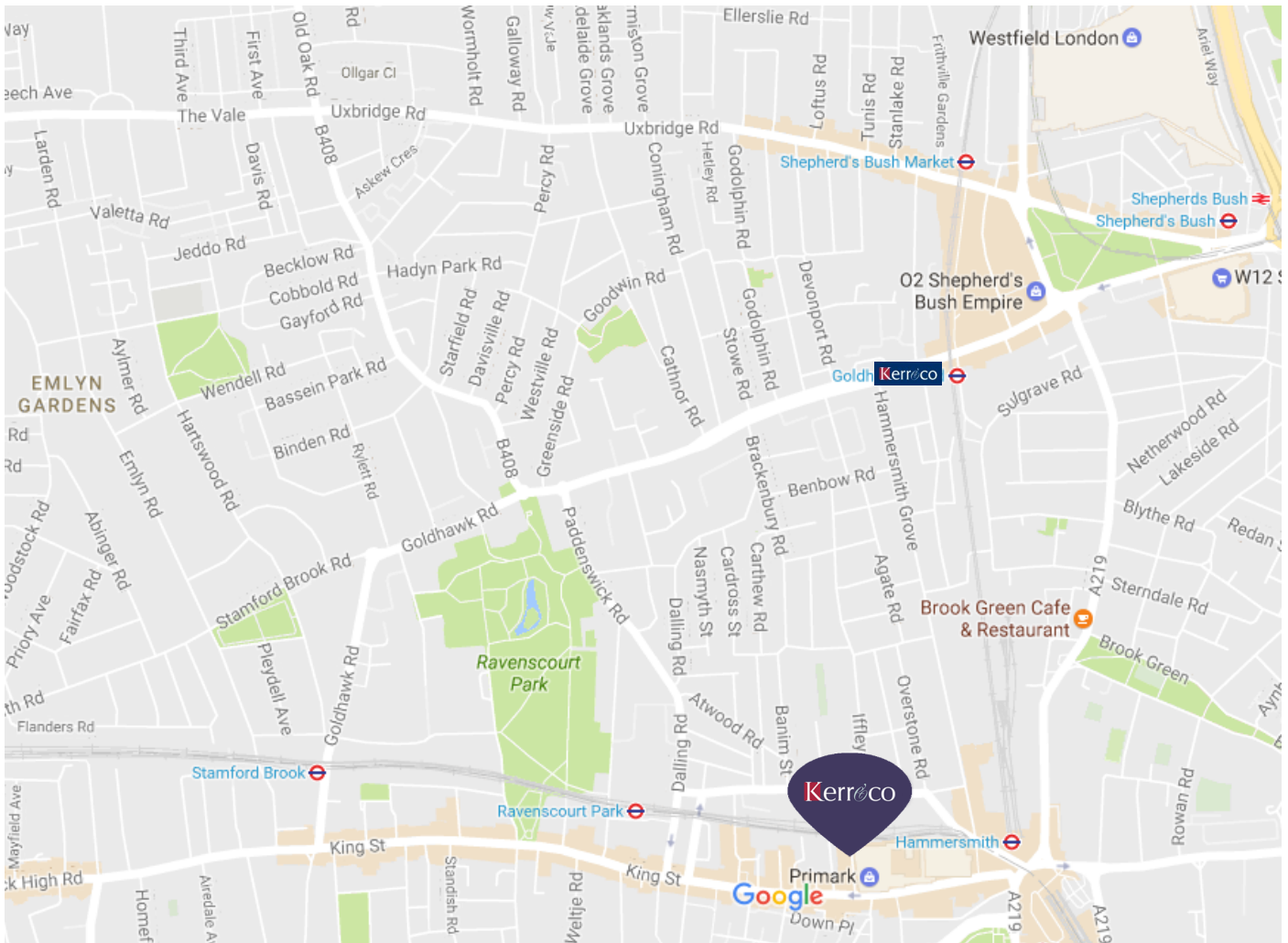




Westworth House, London W6 9JH

Well managed development.
Long leasehold 990 years remaining.
Juliet balcony.
First floor.
Daytime porter Monday-Friday 7am-1pm.
Good condition.
Studio apartment.
Underfloor heating.
Fantastic location near the river, with easy access to transport links and shopping facilities.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 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: Electric underfloor heating

Accessibility: Lift to first floor

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

Length of lease - 999 years from and including 25 December 2015

Annual ground rent amount - £400 pa (Payable half yearly in advance.)

Ground rent review period - £400 (for studios) per annum for the first 20 years of the term and then such rent doubling every 20 years until the 120th year (at which point the rent shall be capped at this final value for the duration of the term.)

Annual service charge amount - Approx. £2,926.66 per annum (2024 figures)

Service charge review period (year/month) (Payable half yearly in advance.)

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Studio first floor

Approximate internal floor area: **316 Sq. Ft. (29.4 Sq. M.)**

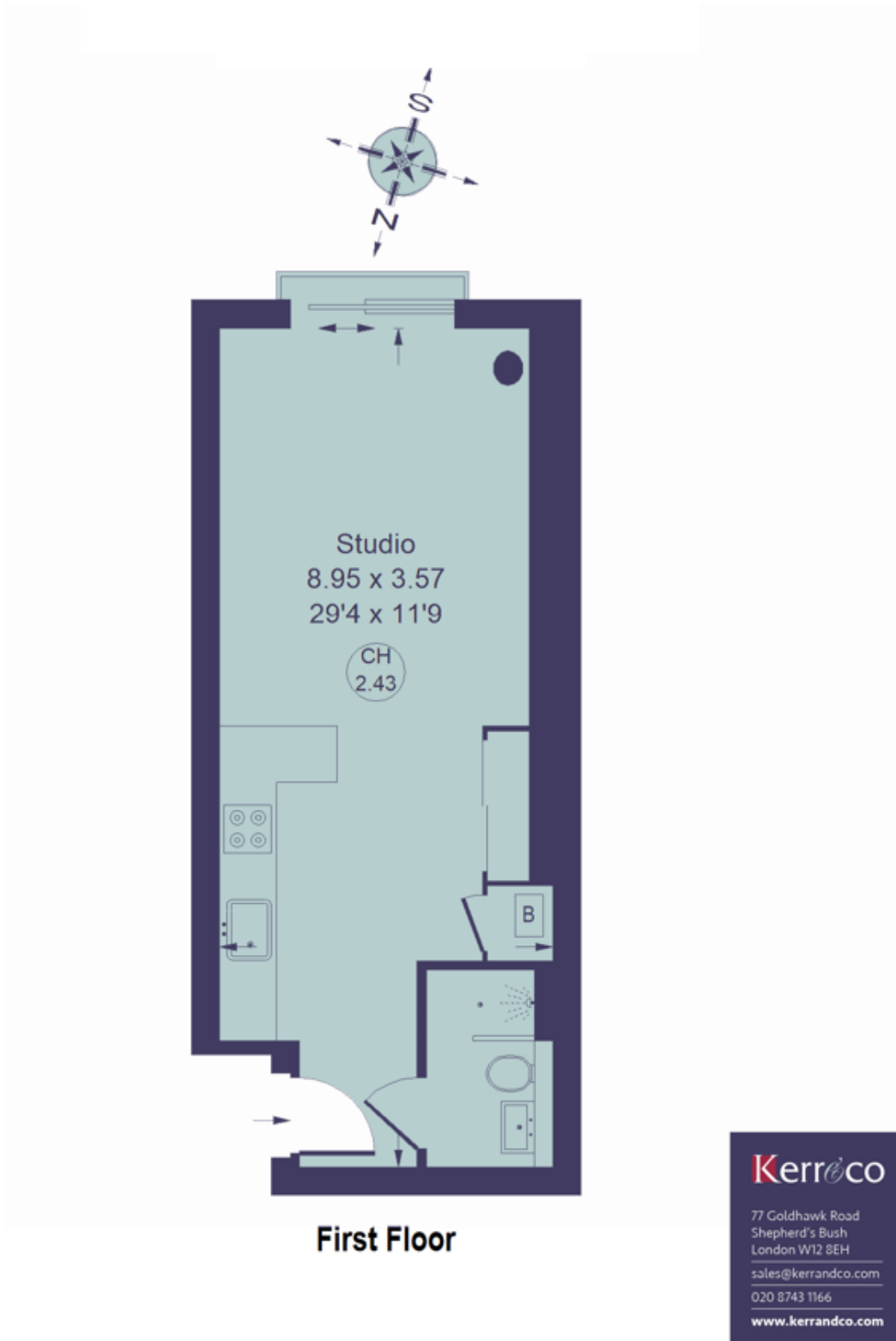
Asking price: **£325,000**

Parking: **The flat is not permitted to apply for a parking permit**

Council Tax: **Hammersmith and Fulham**

Band C £1,232.68 (2024-25)

EPC Rating: **C78**



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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.