

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

Kerr&co



Regent Court, Vinery Way, London W6

An bright and spacious one bedroom flat set on the third floor of this well managed block with an incredible views across West London.

The accommodation provides a generous entrance hall with large storage cupboard, spacious reception room with open plan modern kitchen and West facing balcony, a double bedroom with fitted wardrobes a Juliette balcony and doors on to the main balcony and a spacious modern bathroom. The flat benefits from floor to ceiling windows bathing the property in natural light, an allocated parking bay in the secure underground car park along with secure bicycle storage, under floor heating throughout, a long lease, excellent security and an active tenants / residents association.

Offers in excess of: £500,000 Leasehold

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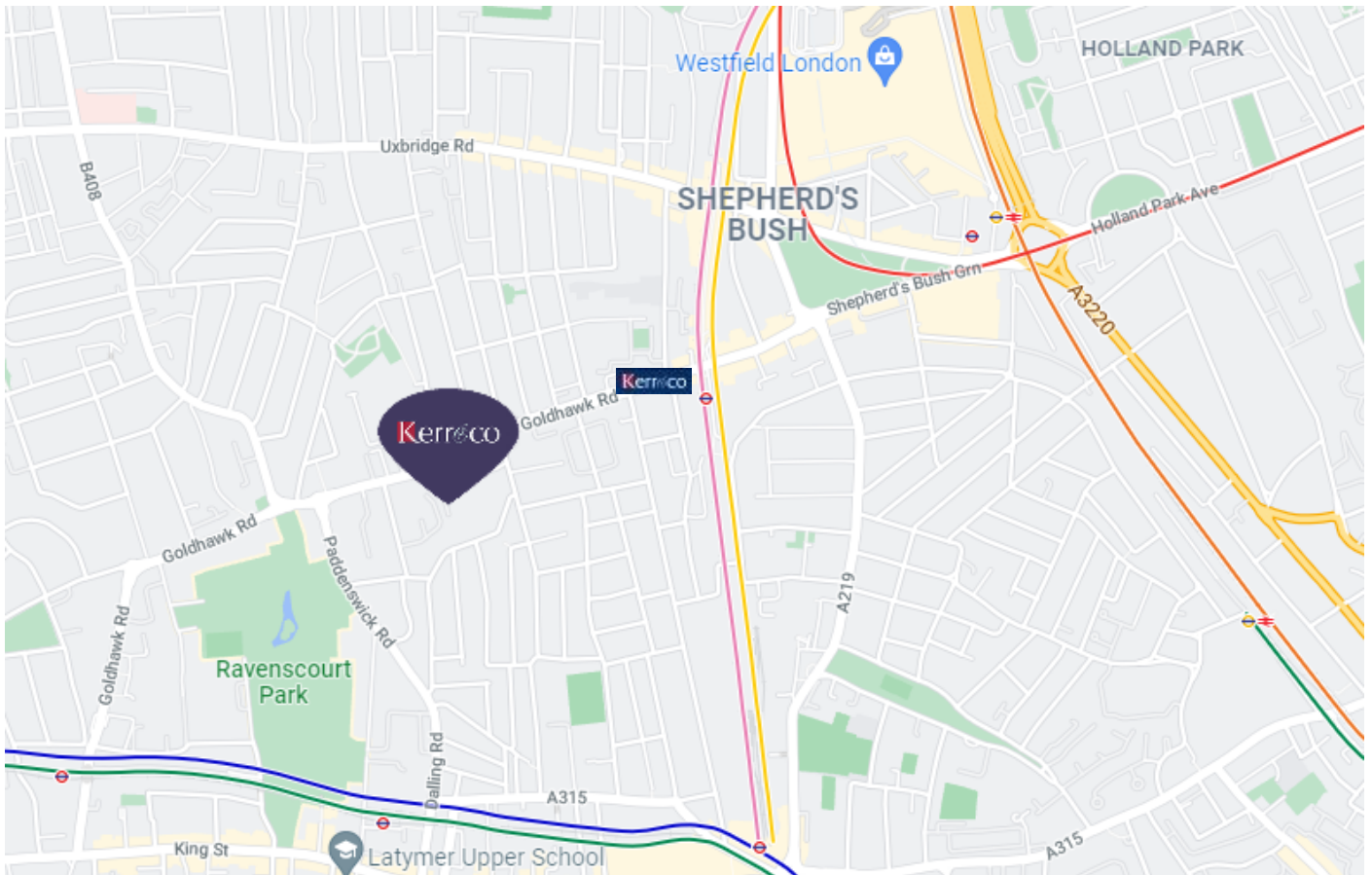
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Regent Court, Vinery Way W6 0EX

A one bedroom flat set on the third floor of this modern well run, gated, residential block. Secure underground parking space. Bright and spacious rooms. Well located for ease of access to both Hammersmith and Shepherd's Bush town centres with the underground stations located there. Long lease—250 years from 2016 For sale with no onward chain. Perfect pied a terre or first time purchase.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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.

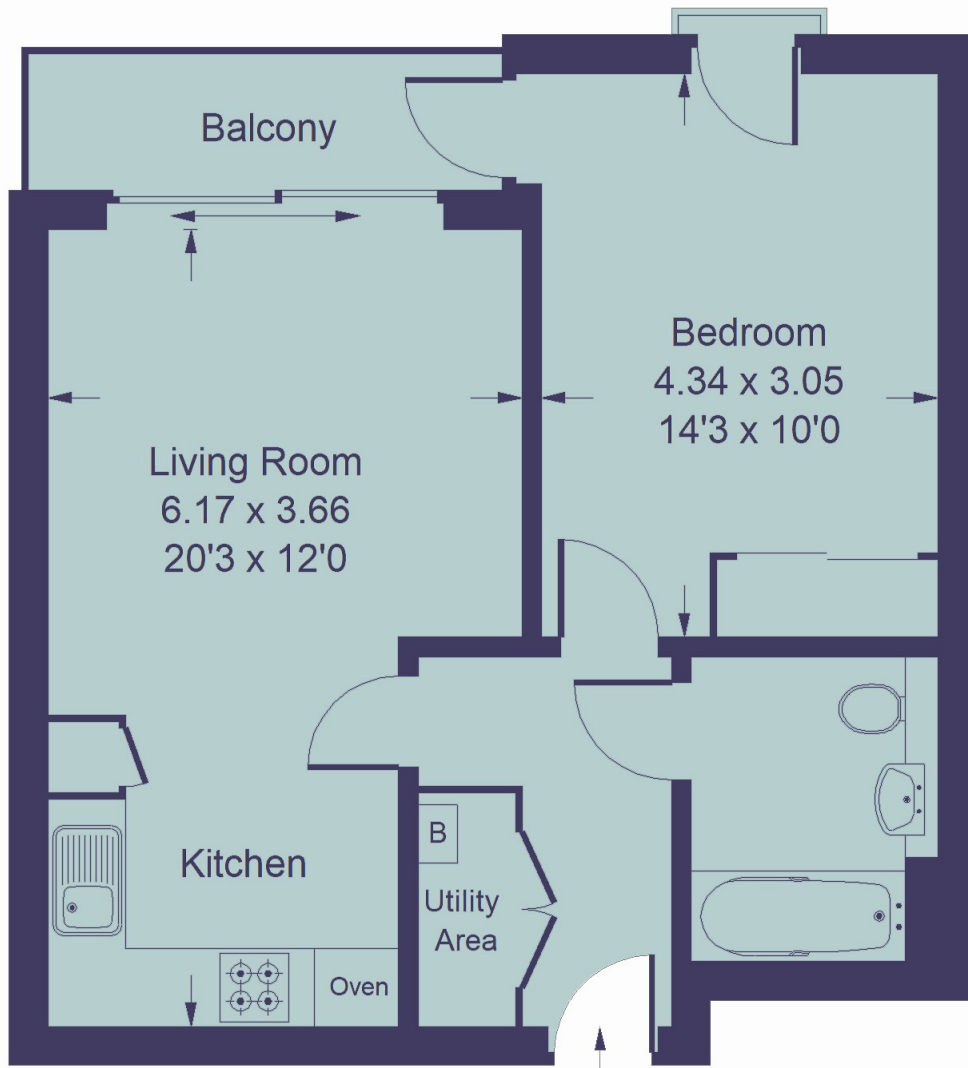
- Tenure: Leasehold with a lease of 250 years from 1st December 2016
- Service Charge and Ground Rent: £4,170.95 per annum and £300 per annum subject to review every 5 years
- Service charge covers: Porter, maintenance, communal electricity and lighting, repairs, buildings insurance.
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band F (£2,003.10 for current financial year 24/25)
- Parking: Allocated secure underground parking space £50 per annum
- Accessibility: Lift access to all floors and level access in the property
- Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
- Heating: Gas central heating via radiators
- Flood risk: Available on request

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Offers in excess of: **£500,000**

One bedroom third floor flat

Approximate gross internal floor area: **493 Sq. Ft. (45.8 Sq. M.)**



Third Floor (Top)

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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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 alterations 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.