

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

Kerr&co



Scotts Road, London W12

A spacious and light one bedroom purpose built flat with allocated off street parking space. Whilst the flat is perfectly liveable there is scope to improve to your own taste as required.

Situated on the top floor of a well-managed development, this generous one-bedroom flat offers 524 sq. ft. of bright and airy living space. The property features a large 15'2 x 14'11 reception room with South facing windows bathing the room in natural light, a functional kitchen, a bathroom, and a spacious double bedroom with a built in wardrobe space plus additional attic storage. This homely flat benefits from private off-street parking space which is designated to this flat. Scotts Road is ideally located for excellent transport links, with shopping and leisure facilities easily accessible along Goldhawk Road, Westfield London, and Shepherd's Bush Green. The property is also in the catchment area for top local schools, including the award-winning St. Stephen's and Coverdale Primary Schools.

Offers in excess of: £335,000 Leasehold

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Scotts Road, London W12 8HP

Light top floor flat.

Well managed development.

Offers 524 Sq. Ft. of accommodation.

Private off street parking space.

Spacious reception room 15'2 x 14'11.

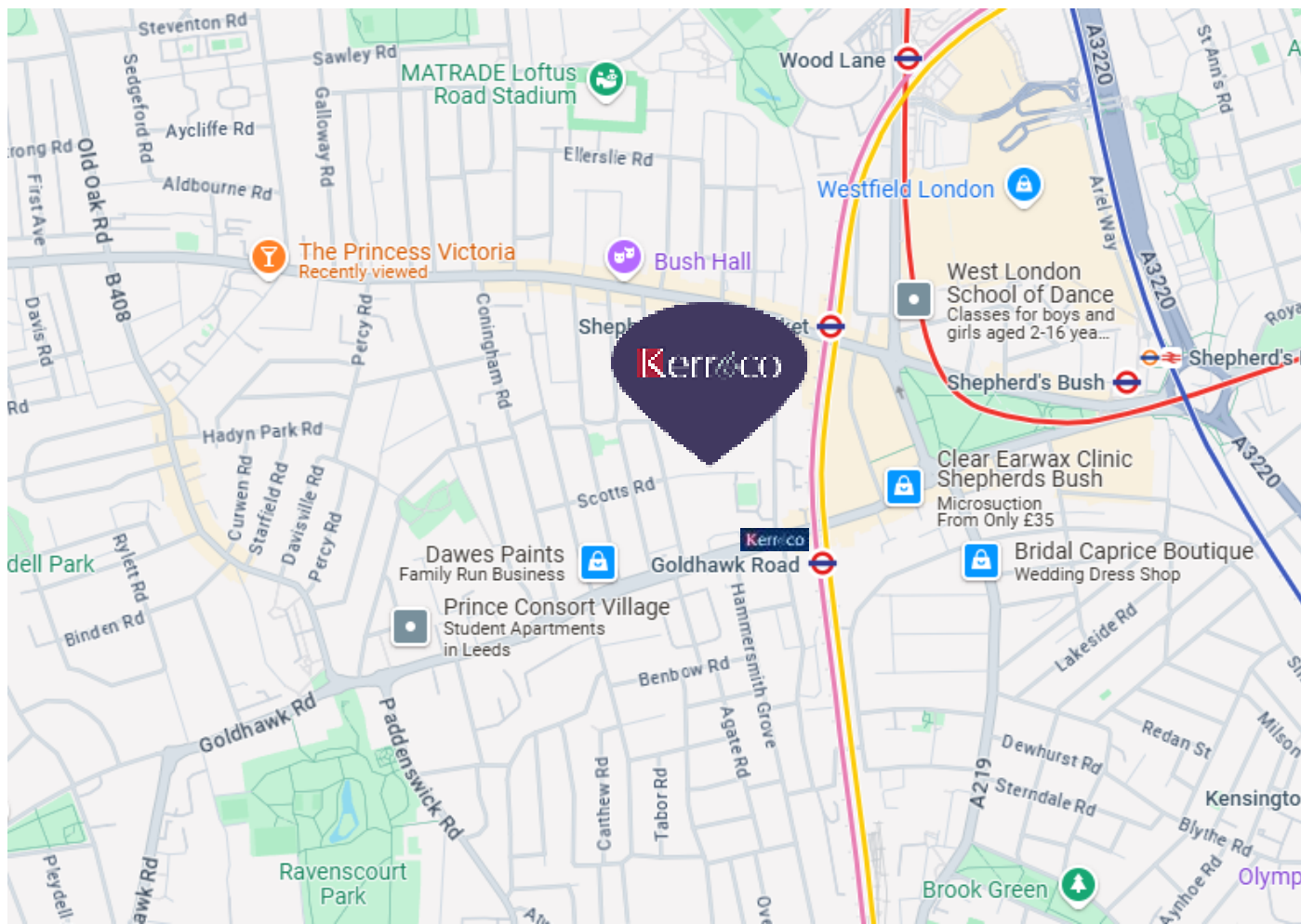
Family bathroom.

Bedroom with storage space.

Long lease.

Situated on this popular location which is within easy access of shopping facilities and transport links along Goldhawk/Uxbridge Road's, Shepherd's Bush Green and the Westfield complex.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 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 189 years from 28 November 1997
Service Charge and Ground Rent:	£1,700 per annum and Peppercorn
Service charge covers	Maintenance, communal electricity, repairs, buildings insurance.
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band B (£1,078.59 for current financial year 24/25)
Parking:	Allocated off street parking space and eligible for a L.B.H.F. residents parking permit
Accessibility:	Staircase to front door, level access in the flat
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas boiler currently not working
Flood risk:	<u>Surface water:</u> Low risk <u>Rivers and Sea:</u> Very low risk

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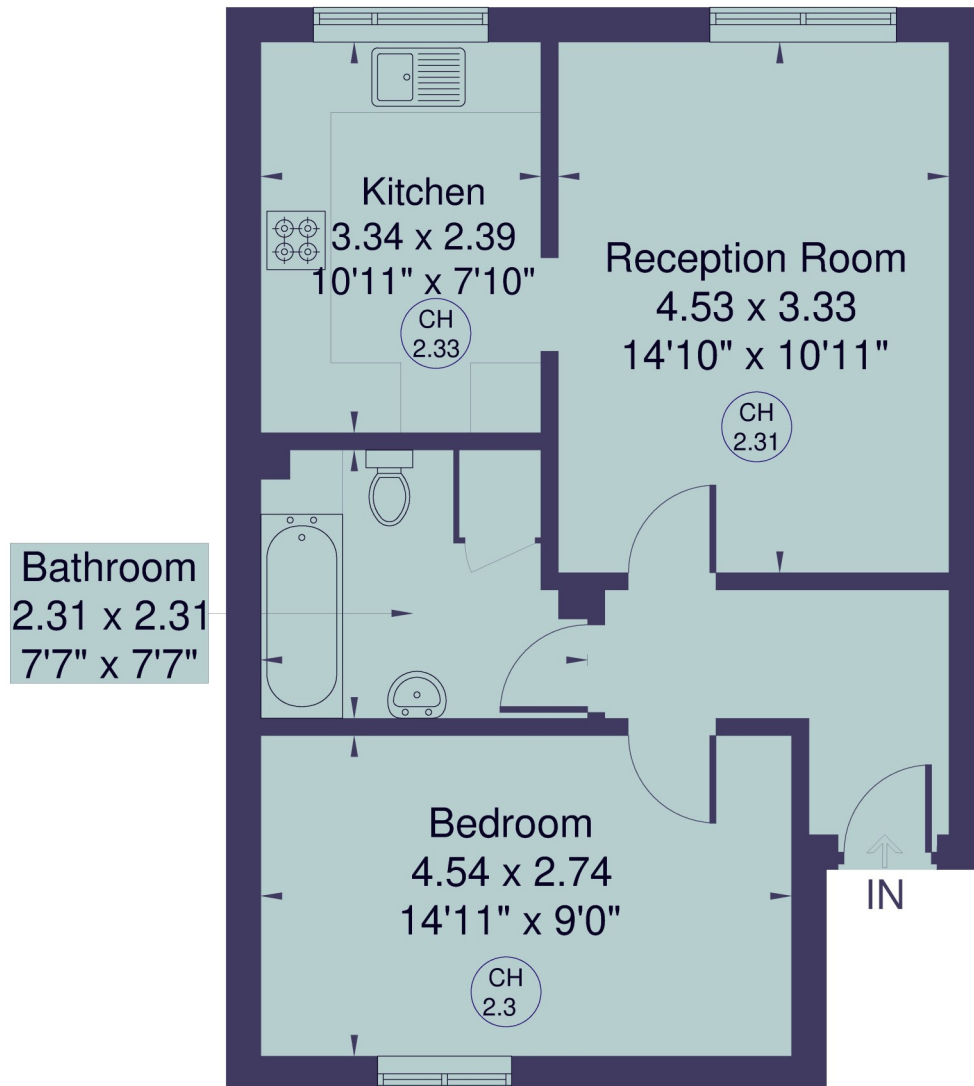
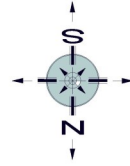
Purpose built one bedroom top (second) floor flat

Offers excess of: **£335,000**

Approximate gross internal floor area: **524 Sq. Ft./ 48.7 Sq. M.**

Scotts Road

Approximate Gross Internal Area = 48.7 sq m / 524 sq ft



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.