

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

Kerr&co



DEVONPORT ROAD, LONDON W12

A beautifully presented and recently refurbished one-bedroom flat, split over two floors, with the added benefit of a private terrace.

This unique property offers 525 sq ft of stylish accommodation and features the rare advantage of its own private entrance. The layout comprises a bright reception room, a modern kitchen, a well-proportioned bedroom with bespoke built in wardrobe, a contemporary bathroom, and a charming roof terrace. Situated on a popular and peaceful tree-lined residential street, the flat is conveniently located within easy reach of excellent transport links and a variety of shopping facilities, including those along Goldhawk Road, Shepherd's Bush Green, Hammersmith Broadway, and the renowned Westfield London leisure complex.

Asking price: £415,000 Leasehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

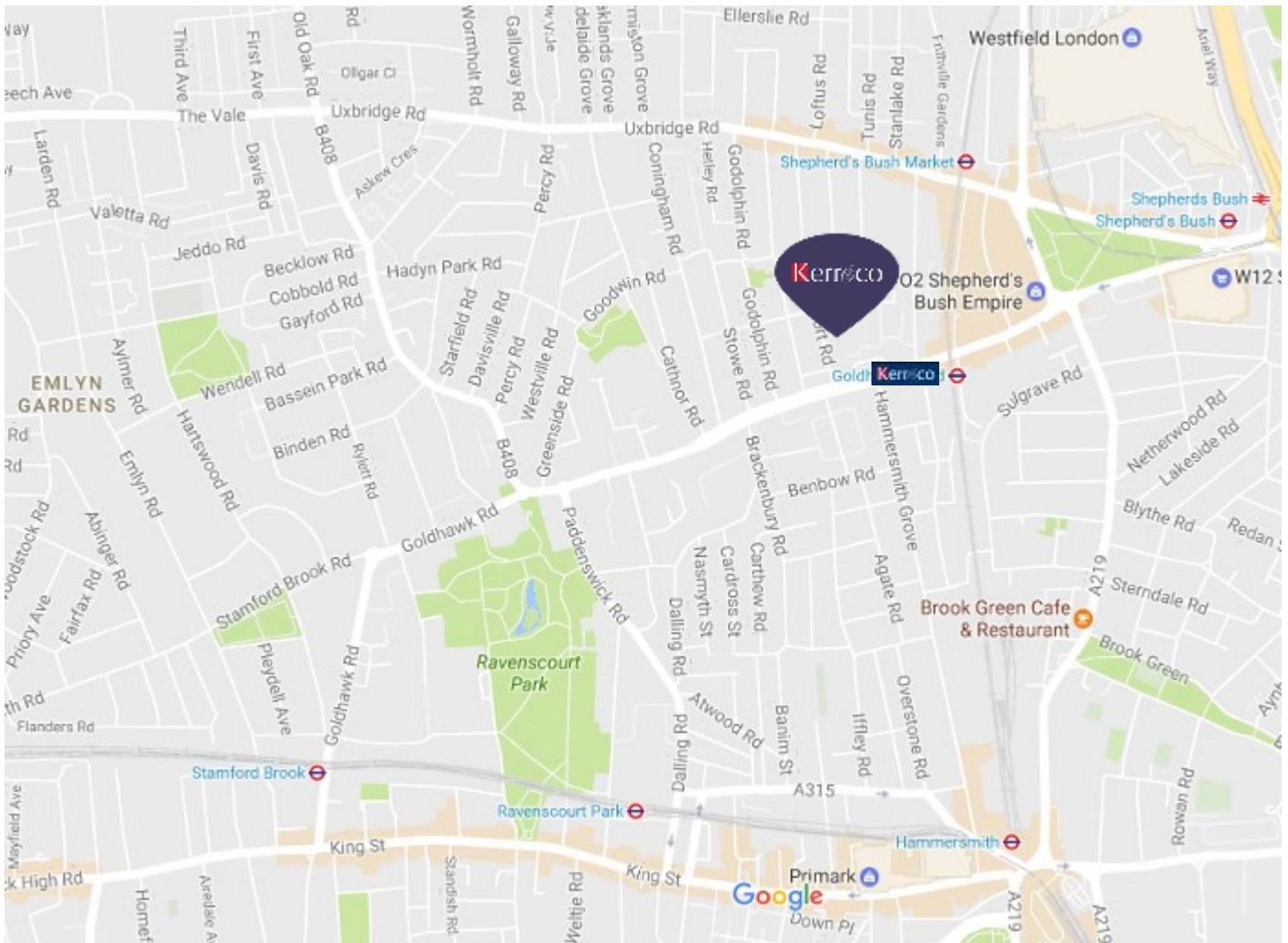
www.kerrandco.com





DEVONPORT ROAD, LONDON W12 8NY
BEAUTIFULLY PRESENTED RECENTLY REFURBISHED.
ROOF TERRACE.
525 SQ FT TWO FLOORS OF ACCOMMODATION.
OWN PRIVATE ENTRANCE.
SEPARATE KITCHEN
BATHROOM.
EASY ACCESS TO TRANSPORT AND SHOPPING
FACILITIES ALONG
GOLDHAWK ROAD, SHEPHERD'S BUSH GREEN AND
WEST LONDON WESTFIELD COMPLEX.
GOOD SIZED DOUBLE BEDROOM WITH BESPOKE
WARDROBE.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 71 C |
| 55-68 | D | 64 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.

Parking: Eligible for a LBHF residents parking permit

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 entrance and flight of stairs in the property.

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

DEVONPORT ROAD, LONDON W12 8NY
 ONE BEDROOM SPLIT LEVEL FLAT WITH TERRACE
 GROSS INTERNAL AREA 525 SQ. FT. (48.8 SQ. M.)

Asking price: £415,000

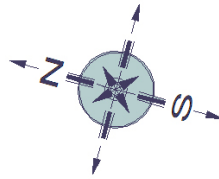
Tenure: Leasehold


Lease: 125 years from March 1994 (94 years remaining)

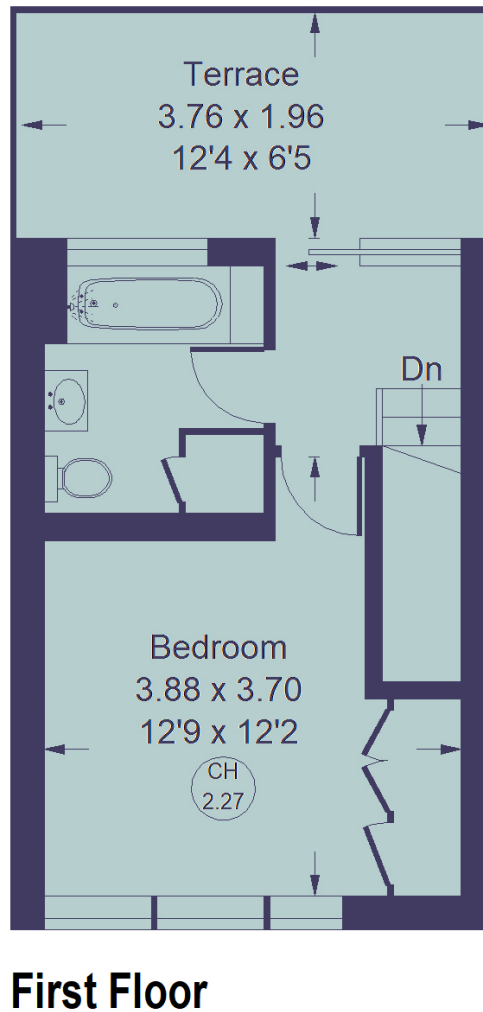
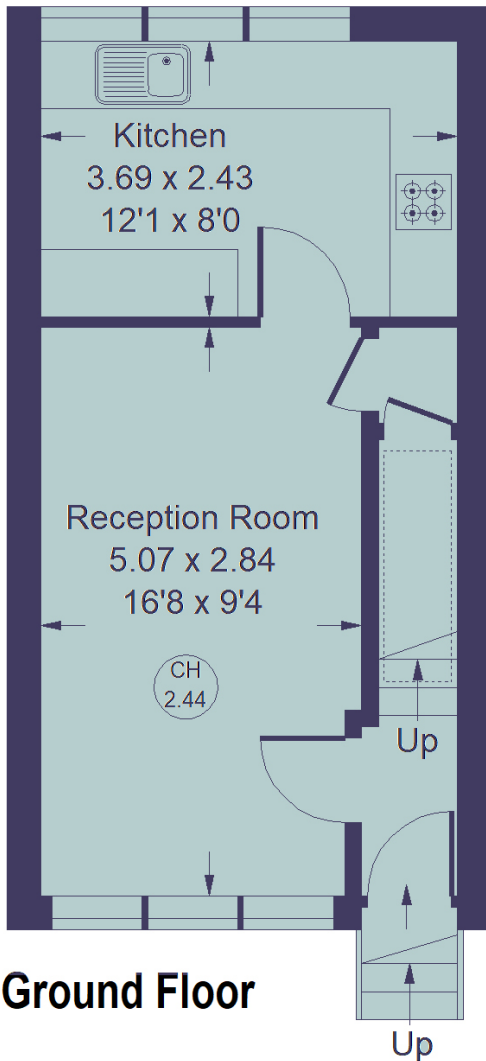
Ground rent: £10 per annum

Service Charge: Approx £350 per annum
 (Service charge includes building insurance, management fee's)

Council Tax: Hammersmith and Fulham Band C
 £1,232.68 per annum 2024-25)



 = Reduced headroom
 below 1.5 m / 5'0



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 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/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.