

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

Kerr&co



GOLDHAWK ROAD, LONDON W12

A light and spacious one bedroom flat set on the top floor flat of this converted Victorian townhouse within easy reach of the incredible array of local facilities and transport connections.

The flat benefits from an abundance of natural light with windows to all rooms as well as a large roof lantern over the stair well. Furthermore the entrance is on the floor below so provides a general sense of space. There is minimal circulation space so most of the internal area is in the rooms rather than corridors. This is certainly one to be seen to fully appreciate the quality of this flat.

Asking price: £399,950 Share in the Freehold

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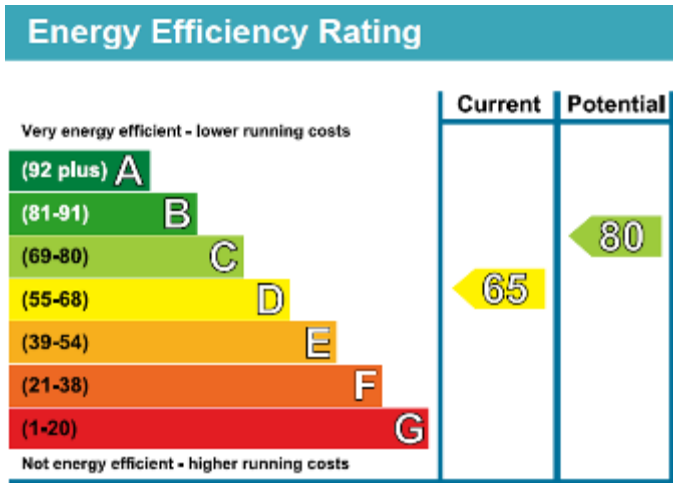
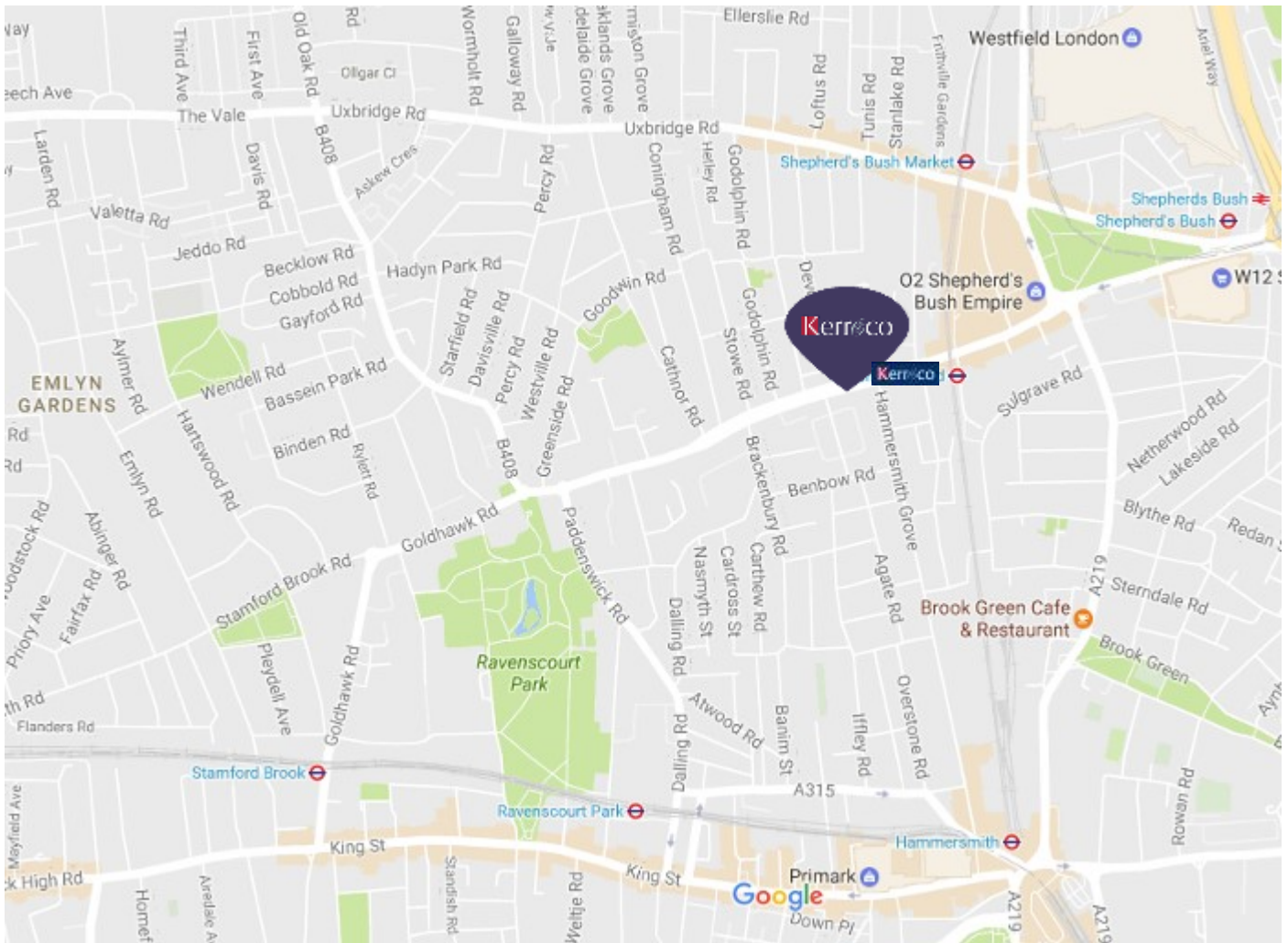


GOLDHAWK ROAD, LONDON W12

TOP FLOOR ONE BEDROOM FLAT
14'4" X 10'11" DOUBLE BEDROOM
13'1" X 12'2" RECEPTION ROOM
FITTED SHOWER ROOM
MODERN INTEGRATED KITCHEN
SHARE IN THE FREEHOLD
RECENTLY REFURBISHED

CENTRAL LOCATION FOR EASE OF ACCESS TO TRANSPORT
ENTRANCE ON THE FLOOR BELOW





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:** Top floor flat two flights of stairs
- Flood risk:** Available upon request.

GOLDHAWK ROAD, LONDON W12
ONE BEDROOM TOP FLOOR FLAT
INTERNAL AREA 541 SQ. FT. (50.3 SQ. M.)

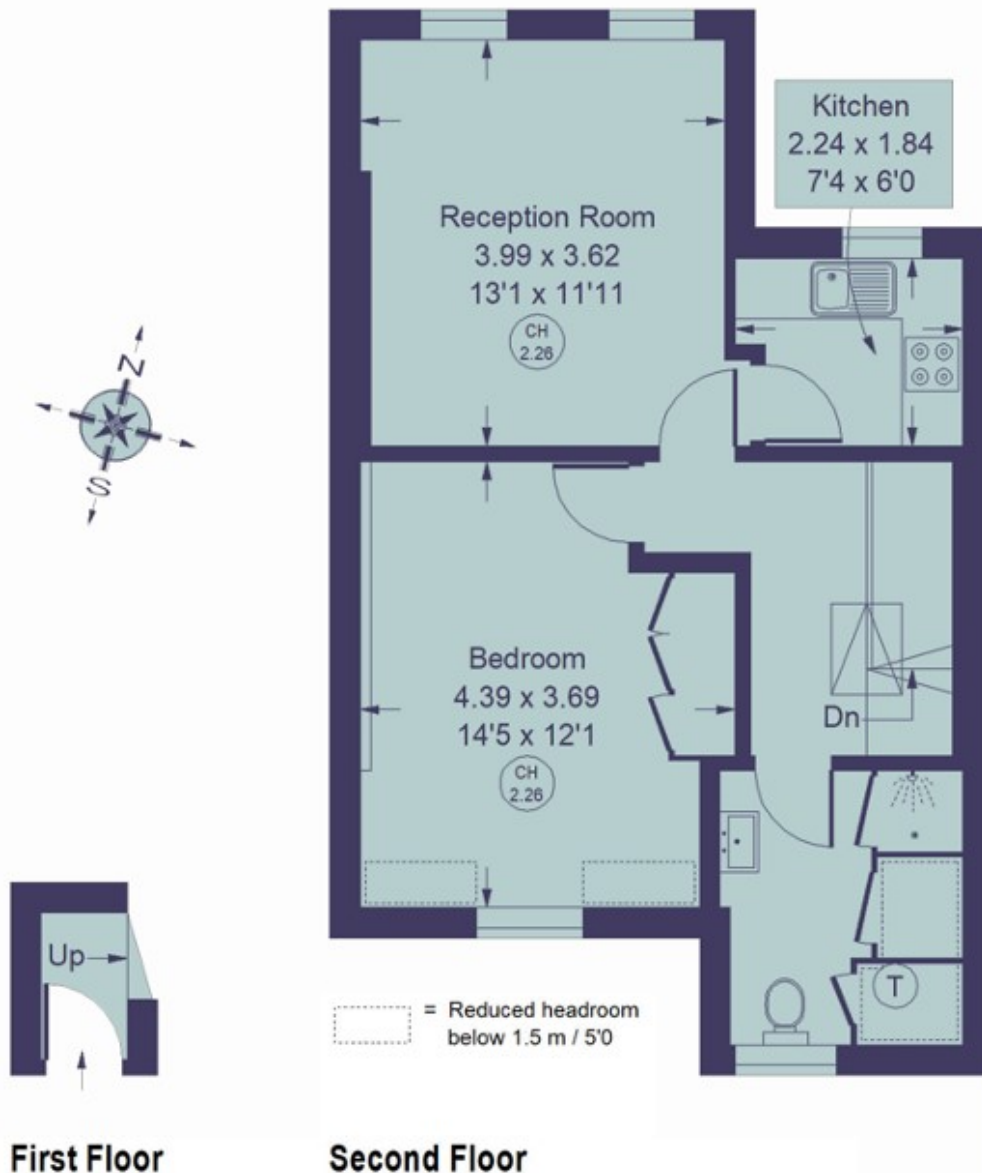
Asking price: £399,950

Tenure: Share in the freehold
(Underlying lease 999 years from 24th May 2016)

Service Charge: 1/4 of any outgoings

Parking: Residents parking permit

Council Tax: Hammersmith and Fulham Band C
(£1,232.69 for the year 2024-25)



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