

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

**Kerr**&co



## Hammersmith Grove, London W6

**A generous one bedroom flat providing 624 sq ft of accommodation, set on the raised ground floor of this Victorian conversion, with an additional study / occasional bedroom.**

This well-presented, spacious flat offers a modern open-plan reception room with an integrated kitchen, one double bedrooms, a second occasional bedroom / study, a healthy amount of storage and a large bathroom. Situated in a sought-after residential street in Brackenbury Village, the property benefits from excellent transport links, being within walking distance from Goldhawk Road, Shepherd's Bush, and Hammersmith stations (Hammersmith & City, Central, Circle, District, and Piccadilly lines), as well as being in easy reach to the extensive shopping and leisure amenities of Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club.

**Asking Price: £550,000 Leasehold**

020 8743 1166  
[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 4332  
[lettings@kerrandco.com](mailto:lettings@kerrandco.com)

[www.kerrandco.com](http://www.kerrandco.com)







## Hammersmith Grove, London W6 7HB

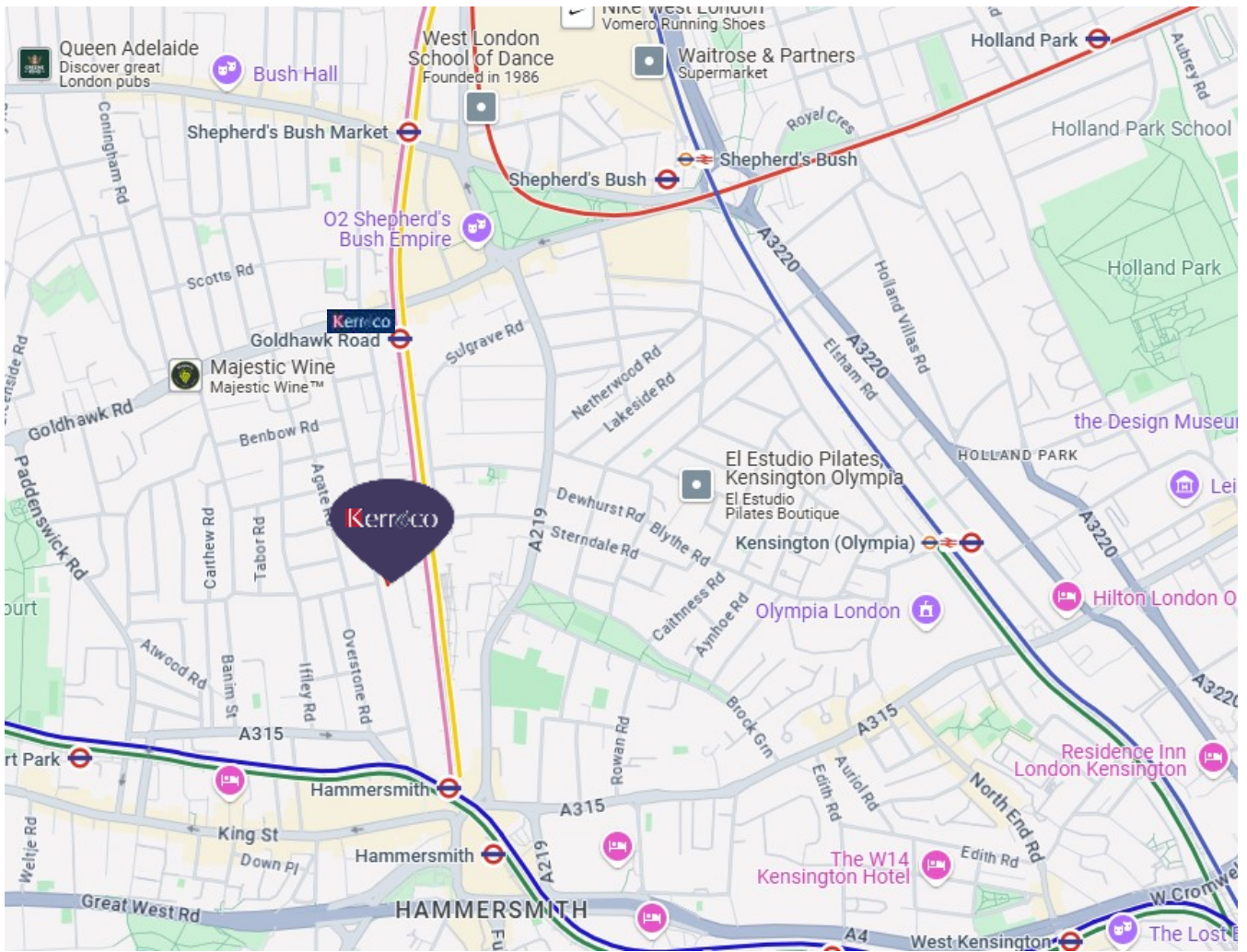
Spacious one bedroom flat  
Reception room with open plan modern integrated kitchen.

Additional occasional bedroom / study.  
Spacious Bathroom.

Well located for ease of access to Goldhawk Road,  
Shepherd's Bush and Hammersmith underground  
stations (Central, Circle, Hammersmith & City,  
District, Mildmay and Piccadilly lines).  
Short walk from shopping amenities in the well  
renowned Westfield shopping complex.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
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.

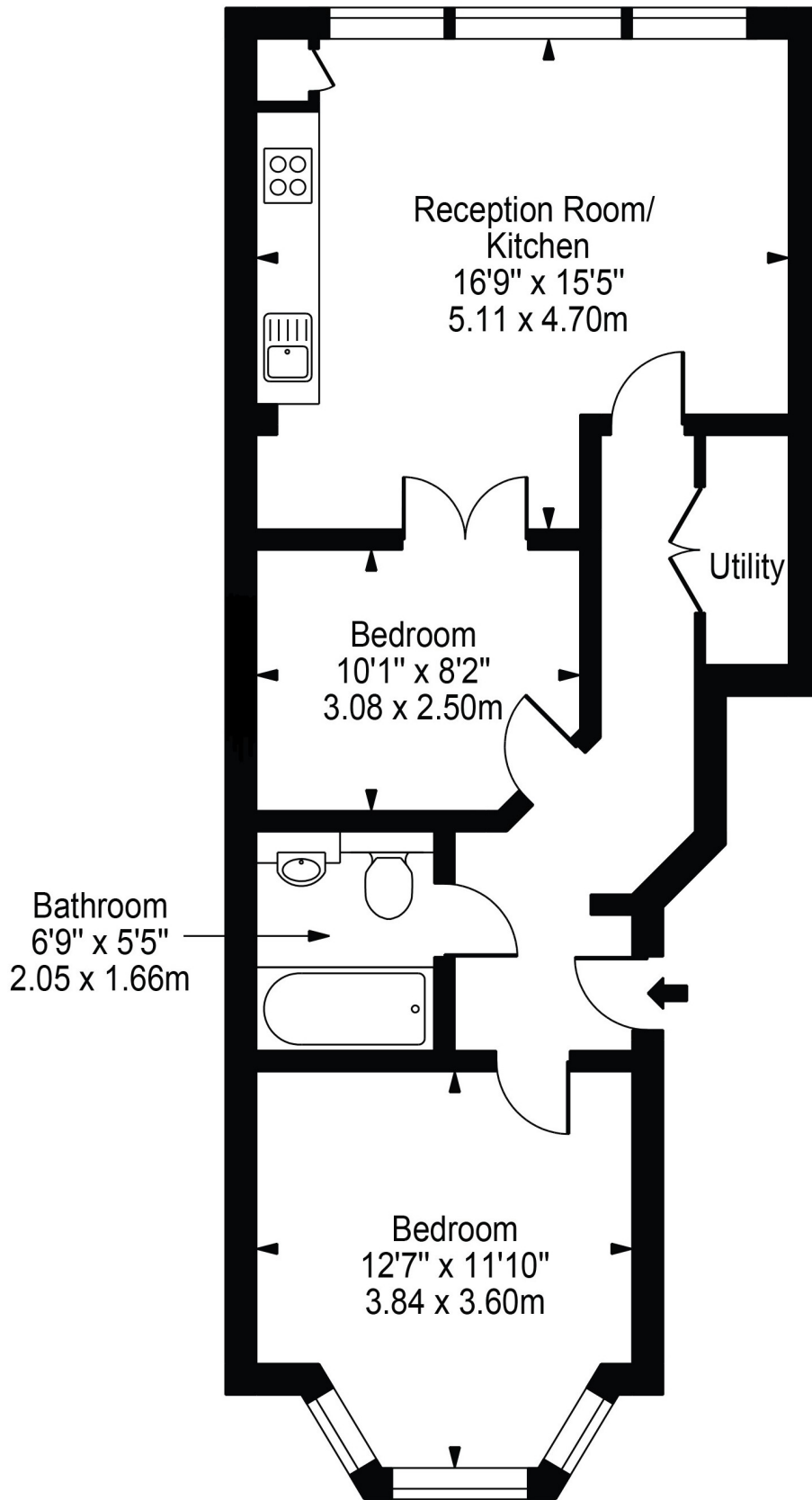
Tenure:	Leasehold of 125 years from 2007 (107 years remaining)
Service Charge and Ground Rent:	£714.08 annual service charge and a ground rent of £148.76 per annum
Service charge covers	Building insurance, communal electricity and repairs and maintenance.
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1386.77 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps up to front doors
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 upon request

**Hammersmith Grove W6 7HB**

Asking Price: **£550,000**

One bedroom Victorian conversion garden flat

. . Approximate gross internal floor area: **624 Sq. Ft./ 57.96 Sq. M.**



**Ground Floor**

**For Illustration Purposes Only - Not To Scale**

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 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. 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.