

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

Kerr&co



Rayner Court, Bamborough Gardens London W12

This beautifully refurbished three-bedroom flat, located on the second floor of a well-maintained block, offers 718 sq ft of bright and spacious living. Just moments from the vibrant Shepherd's Bush Green, the property enjoys unparalleled access to local transport links and amenities.

The flat features an open-plan kitchen and reception area, ideal for modern living, along with three bedrooms, all equipped with built-in wardrobes for ample storage. A stylish family bathroom completes the accommodation. Perfectly situated, this home is a short walk from Shepherd's Bush Underground Station (Central Line) and the world-class shopping and dining at Westfield London. It is also close to the iconic BBC Television Centre, now home to a SoHo House members club and exclusive residences. Local conveniences along Goldhawk Road and Shepherd's Bush Common add to the appeal of this fantastic property.

Offers in excess of: £500,000 Long Leasehold

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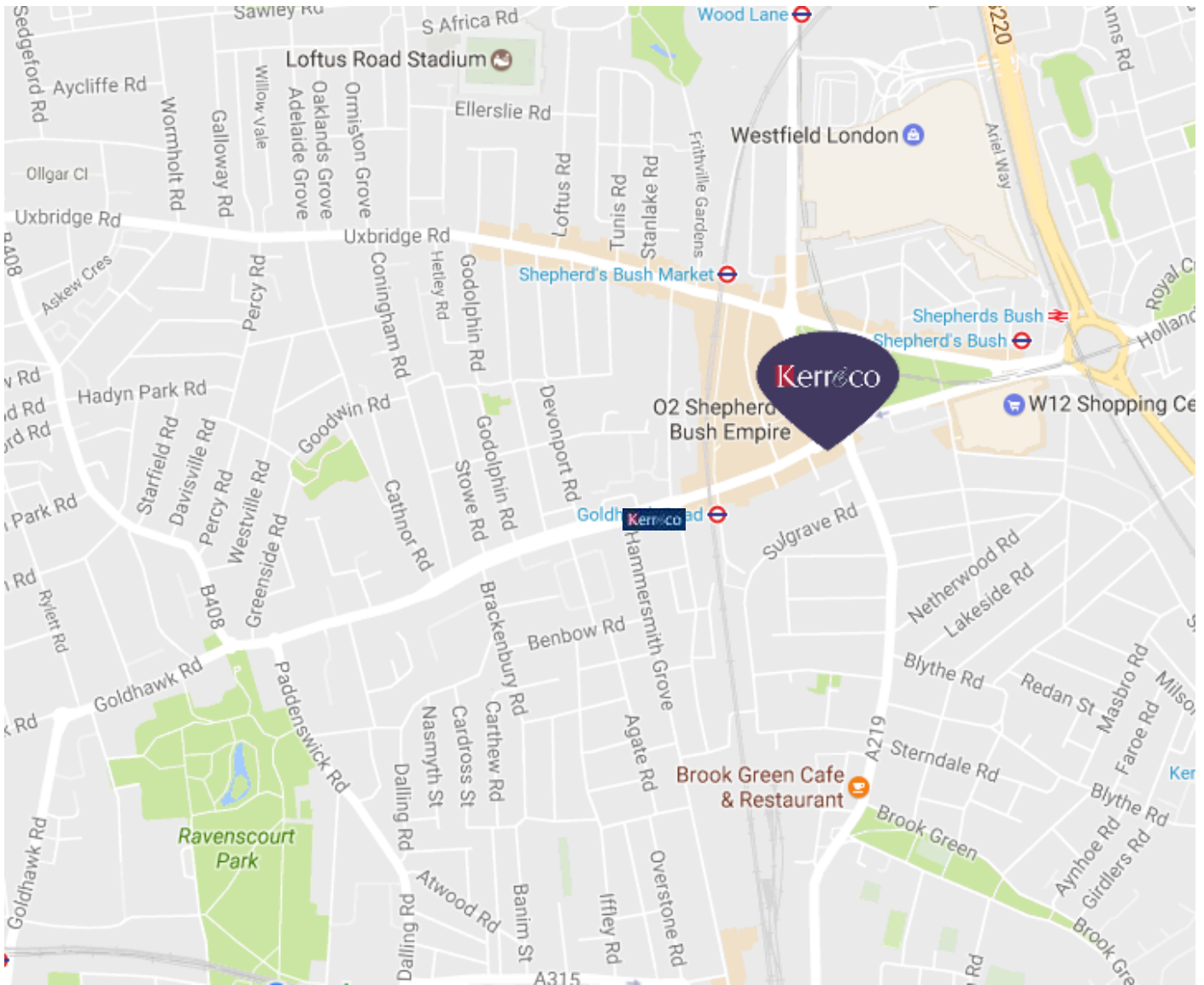




Bamborough Gardens, London W12 8QJ

A light and spacious second floor flat.
Close proximity to Shepherd's Bush Common.
Reception room with open plan kitchen.
Recently refurbished to high standard.
Bathroom.
Three bedrooms with wardrobes.
Entered off Bamborough Gardens.
Privately owned low rise well managed purpose built block.
Access to communal area.
Long leasehold.
Views towards Shepherd's Bush Common.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 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.

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: Two flights of stairs to the second floor entrance.

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

Rayner Court, Bamborough Gardens, W12 8QJ

Three bedroom purpose built flat
Approximate Gross Internal Floor Area: **718 Sq. Ft. (66.7. Sq. M.)**

Offers in excess of: **£500,000**

Tenure: **Leasehold 999 years from 25 March 1993**

Service Charge: **£2,413.45 per annum in 2024-25**

Includes building insurance, management fee's.

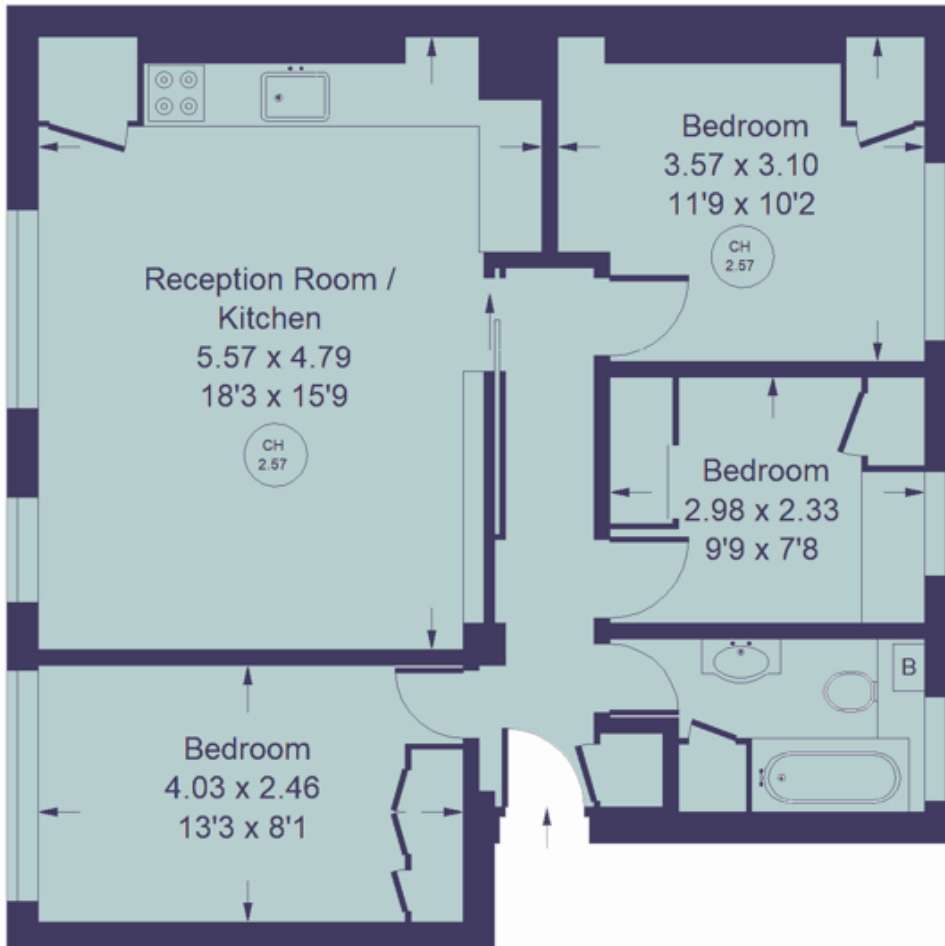
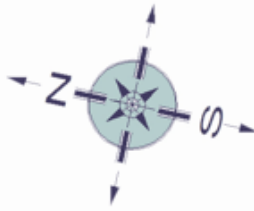
Ground Rent: **Peppercorn**

EPC Rating: C73

Parking: Residents permit

Council Tax: Hammersmith and Fulham Band D

£1,386.77 (2024-25)



Second Floor

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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 alternations 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.