

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

**Kerr**&co



## Goldhawk Mews, London W12

**A charming low rise B1 commercial mews property set on this picturesque cobbled street offering potential to convert to residential subject to the usual consents. Three units in the mews have already been converted with planning consent. Suitable for investors or cash buyers alike.**

The ground floor comprises of an open office with separate WC and the first floor an office and kitchenette. The property is situated on a quiet Cobbold mews and is well placed for ease of access to 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: £425,000 Freehold**

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## Goldhawk Mews, London W12 8PA

B1 use commercial mews property over two floors with vaulted ceilings on the first floor suitable for cash buyers / investors.

Potential, subject to the usual consents to convert to a two bed residential unit as three others in the mews have already done so.

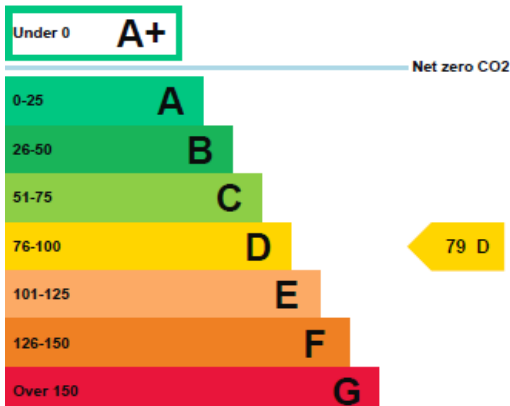
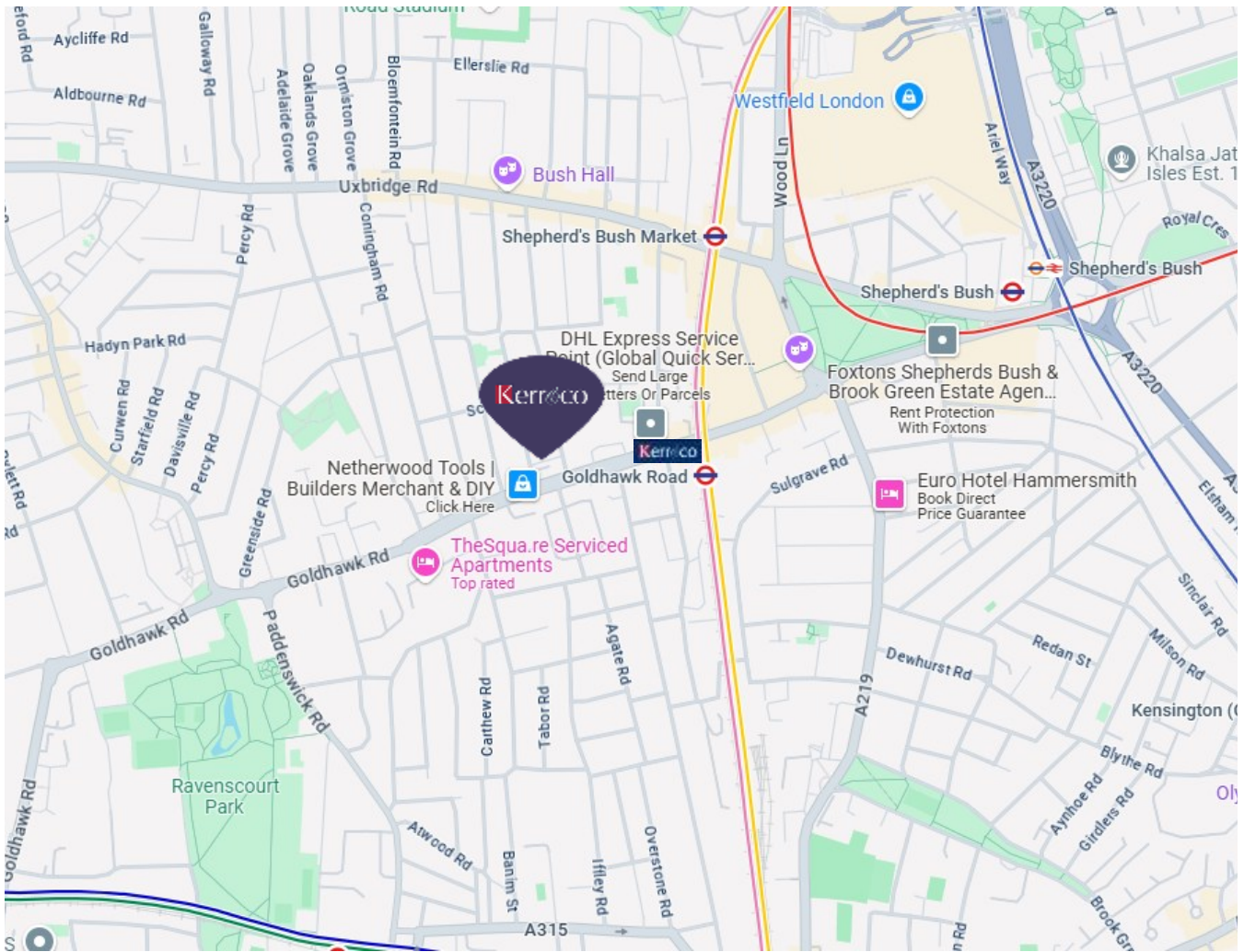
Ground floor office with separate WC and first floor open office and kitchenette.

Well located for ease of access to Goldhawk Road, Shepherd's Bush and Hammersmith underground stations (Central, Circle, Hammersmith & City, District and Piccadilly lines).

Short walk from shopping amenities in the well renowned Westfield shopping complex.







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:	Freehold
Local Authority:	London Borough of Hammersmith & Fulham
Use Class	B1
Rateable value:	£14,750
Parking:	Eligible for a L.B.H.F. parking permit
Accessibility:	Level access and internal stairs
Connected services / utilities:	Mains water and drainage, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Electric heating

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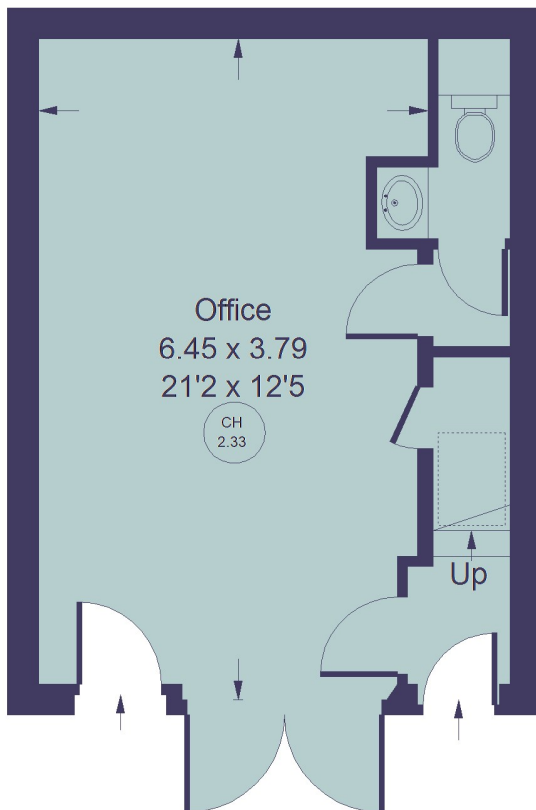
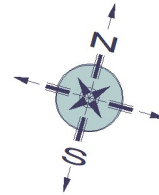
Asking Price: **£425,000**

Commercial (B1 class use) two storey mews property

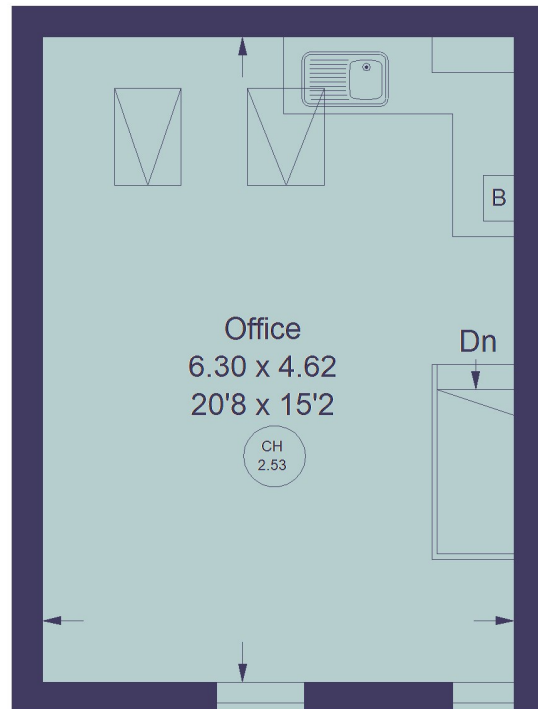
Approximate gross internal floor area: **629 Sq. Ft./ 58.4 Sq. M.**

## Goldhawk Mews, W12


Approx. Gross Internal Area  
58.4 sq m / 629 sq ft



**Ground Floor**



**First Floor**

 = Reduced headroom  
below 1.5 m / 5'0"

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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