

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

**Kerr**&co



## Coningham Road, London W12

**A well laid out two bedroom flat providing 528 sq ft of accommodation, set on the first floor of this Victorian conversion with plenty of natural light.**

This well-presented flat offers a spacious reception room with a separate kitchen, two bedrooms, and a large bathroom. Situated in a sought-after tree lined residential street of Coningham Road, 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: £385,000 Leasehold**

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## **Coningham Road, London W12 8BS**

Two bedroom first floor flat

Spacious reception room

Separate kitchen.

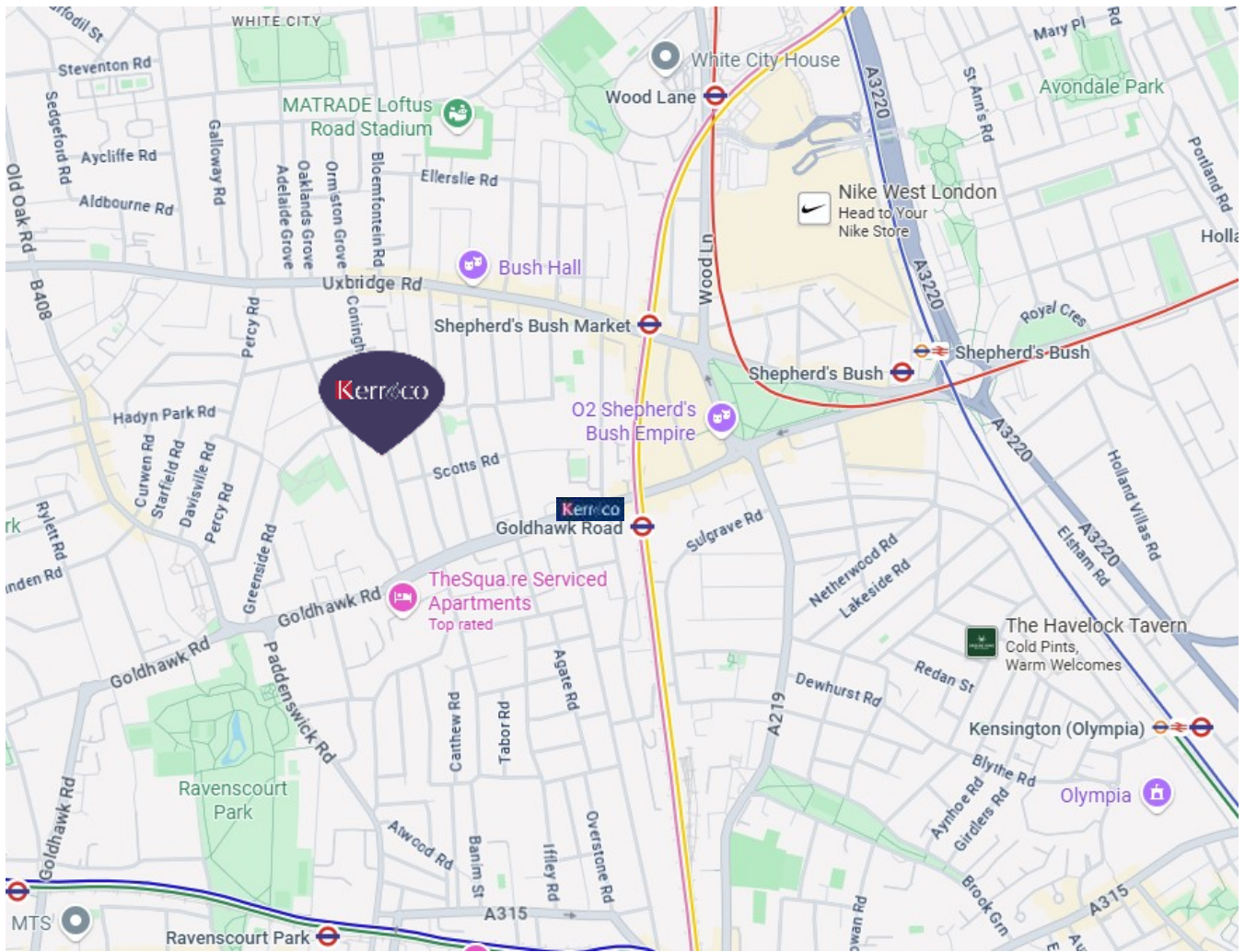
Large Bathroom.

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	74 C
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.

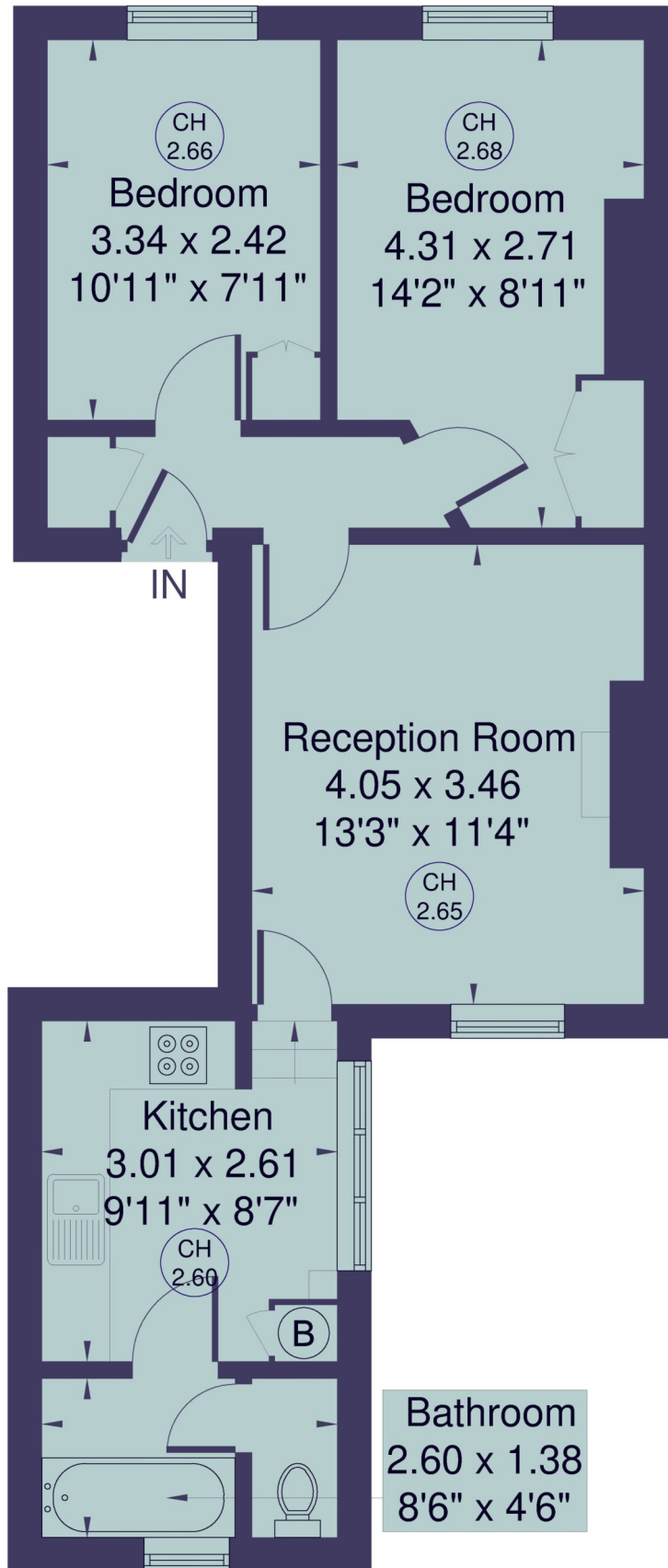
Tenure:	Leasehold with 166 years remaining
Service Charge and Ground Rent:	Service charge paid on an ad hoc basis and peppercorn ground rent
Service charge covers	Building insurance, communal electricity, and repairs and maintenance.
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	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 the first floor and steps down to the reception room
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

**Coningham Road, London W12 8BS**

Asking Price: **£385,000**

Two bedroom Victorian conversion flat

Approximate gross internal floor area: **528 Sq. Ft./ 49.1 Sq. M.**



## First Floor

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.

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