

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

Kerr&co



Caxton Road, London W12

A light and well-presented one bedroom flat providing 535 sq. ft. of accommodation, set on the lower ground floor of this Victorian conversion. The flat is extremely well located for ease of access to the transport and shopping / leisure facilities at Westfield London.

This well-presented, spacious flat offers a characterful reception room, a separate kitchen, one double bedroom, and a bathroom. Benefiting from a West-facing patio garden, generous storage, and a private entrance with a wide entrance hall. Situated in a sought-after residential street in the heart of Caxton Village, Shepherd's Bush, the property benefits from excellent transport links, being within walking distance from Shepherd's Bush Market and Shepherd's Bush stations (Hammersmith & City, Central, Circle and Mildmay 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: £450,000 Share of freehold

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Caxton Road, London W12 8AJ

Spacious one bedroom garden flat

Characterful reception room.

Separate kitchen.

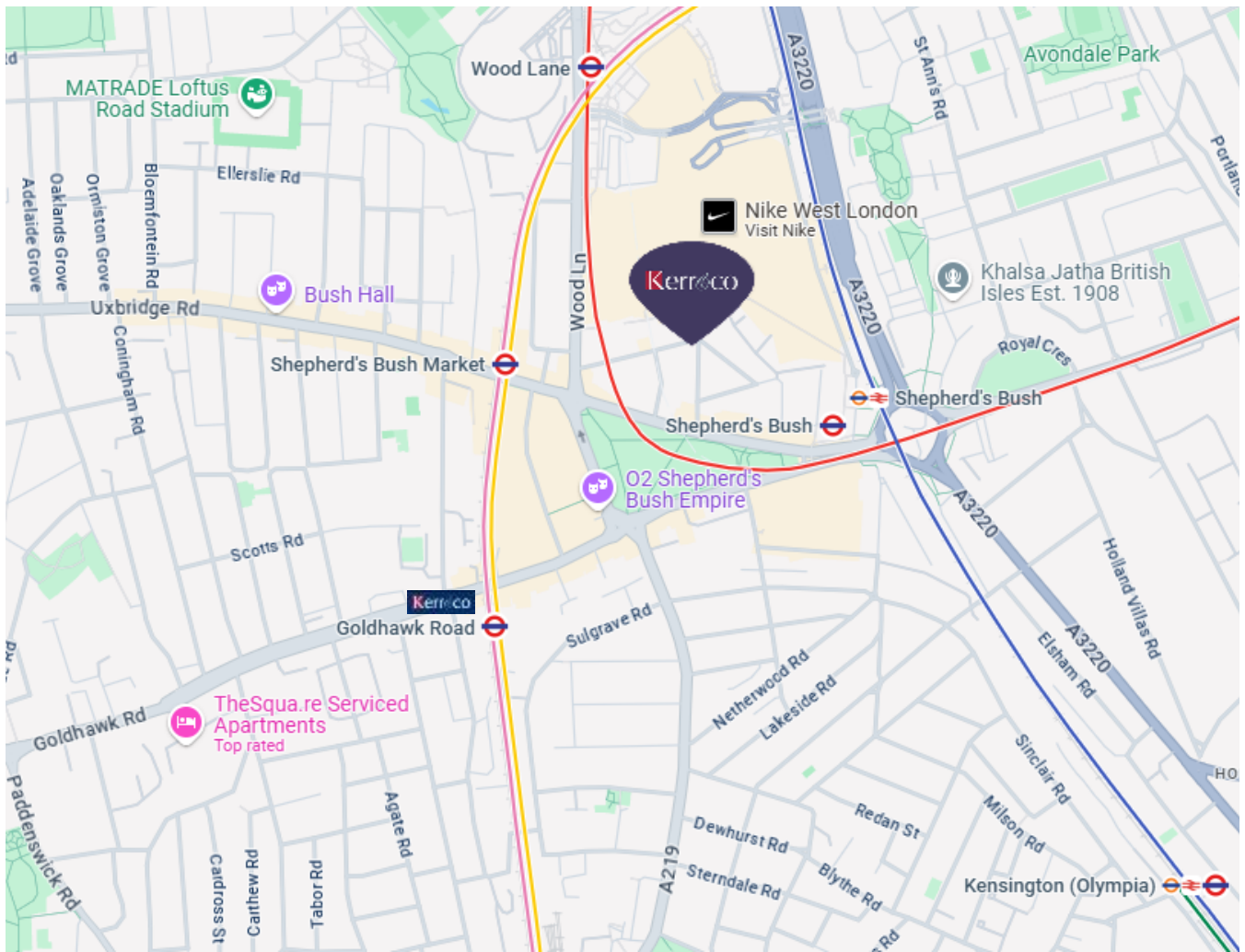
West facing patio garden

Well-appointed Bathroom.

Well located for ease of access to Shepherd's Bush Market and Shepherd's Bush underground stations (Central, Circle, Hammersmith & City and Mildmay 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	67 D	77 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:	Share in the freehold with an underlying lease of 999 years from 20th April 2021
Service Charge and Ground Rent:	1/3 of any outgoings as of when and peppercorn
Service charge covers	Building insurance.
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band C (£1,290.14 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps down 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 assessment:	Available on request

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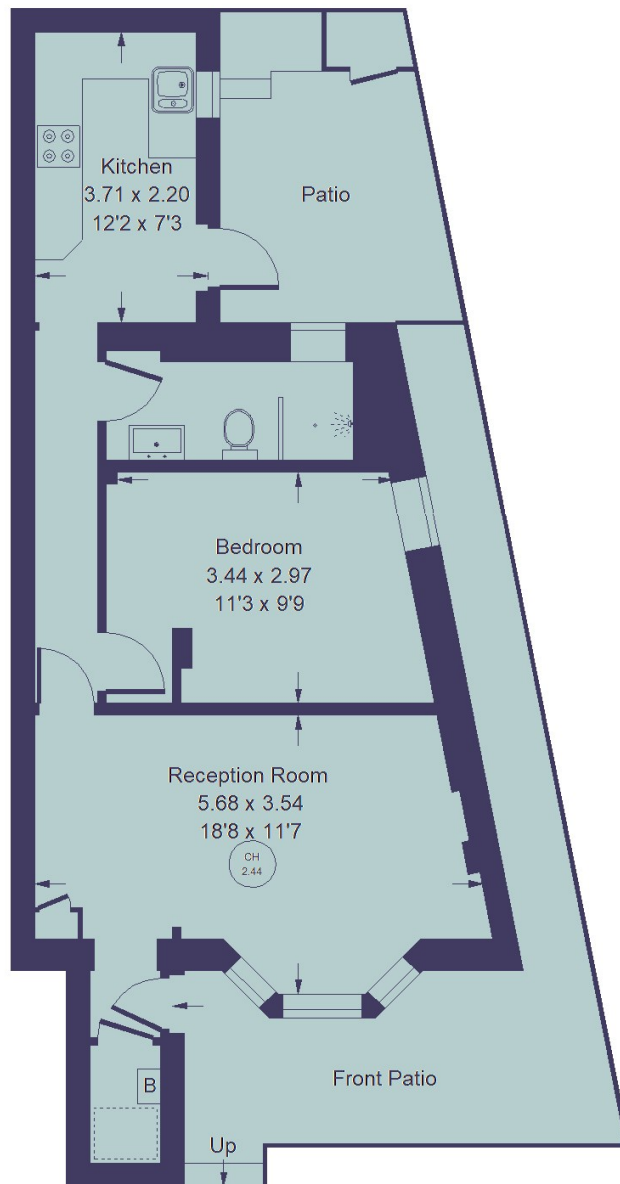
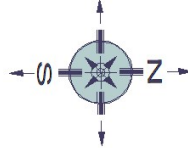
One bedroom garden flat in a Victorian conversion

Approximate gross internal floor area: **535 Sq. Ft./ 49.7 Sq. M.**

Caxton Road, W12

Approx. Gross Internal Area

49.7 sq m / 535 sq ft



Lower Ground Floor

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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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/fitings 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.