

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

Kerr & Co



Iffley Road, London W6

A generous one bedroom flat providing 592 sq ft of accommodation, set on the first floor of this Victorian conversion. Benefitting from the entire freehold and offers a rare opportunity for a prospective purchaser to extend and improve to their own taste (subject to planning permission).

This flat offers a large reception room to the front of the property with an impressive bay window, a separate kitchen, one double bedroom, and a bathroom. The flat is being sold with the entire freehold, making this a unique acquisition for any purchaser, granting an opportunity to massively improve and extend in a style of their choosing (subject to planning permission). 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, Mildmay 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.

Guide Price: £475,000 Leasehold to include the entire freehold

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Iffley Road, London W6 OPE

One bedroom Victorian conversion flat.
Long lease to include the entire freehold.

Spacious reception room.

Separate kitchen.

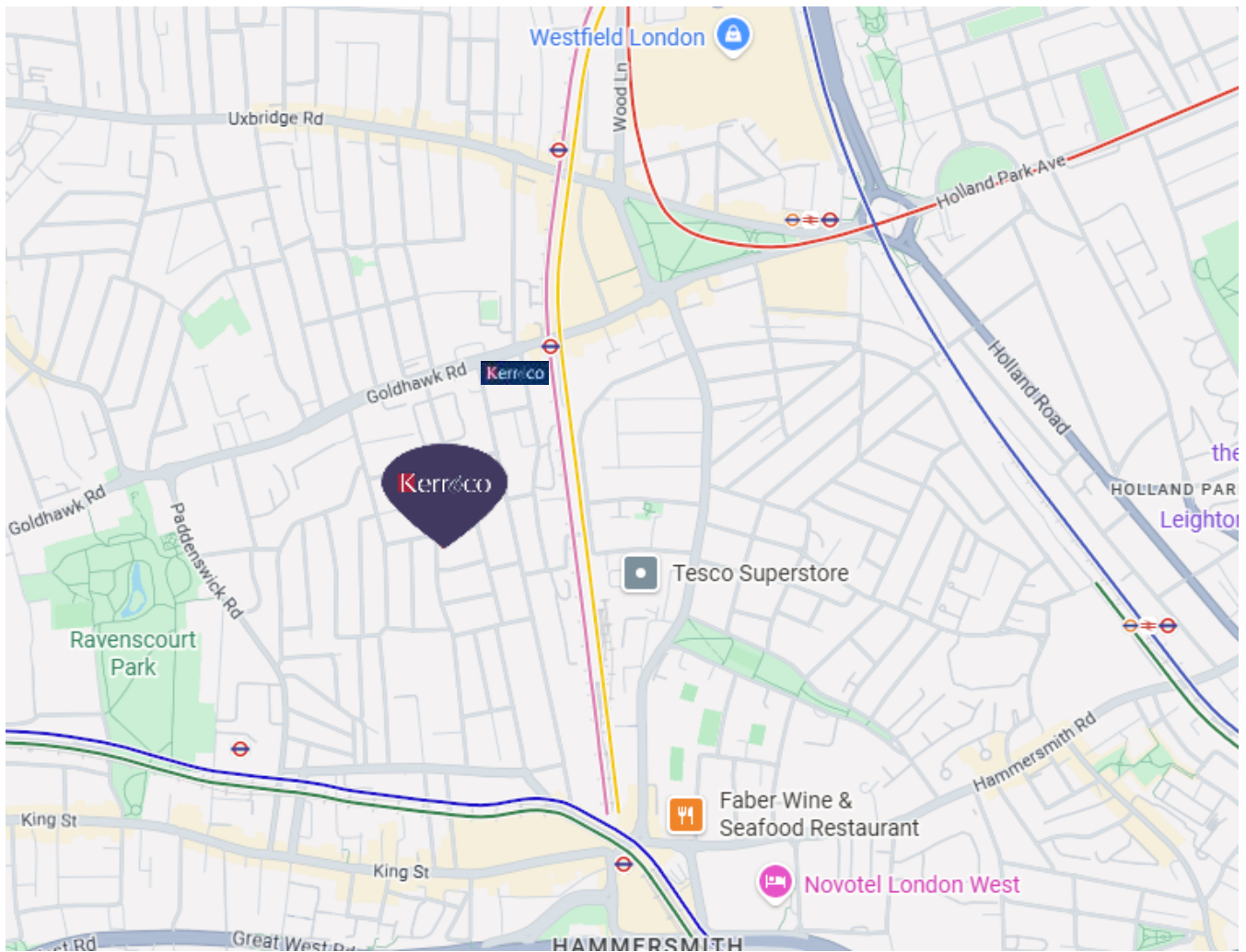
Huge potential to improve and extend (subject to planning permission).

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		
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.

80 C

18 G

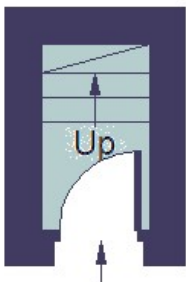
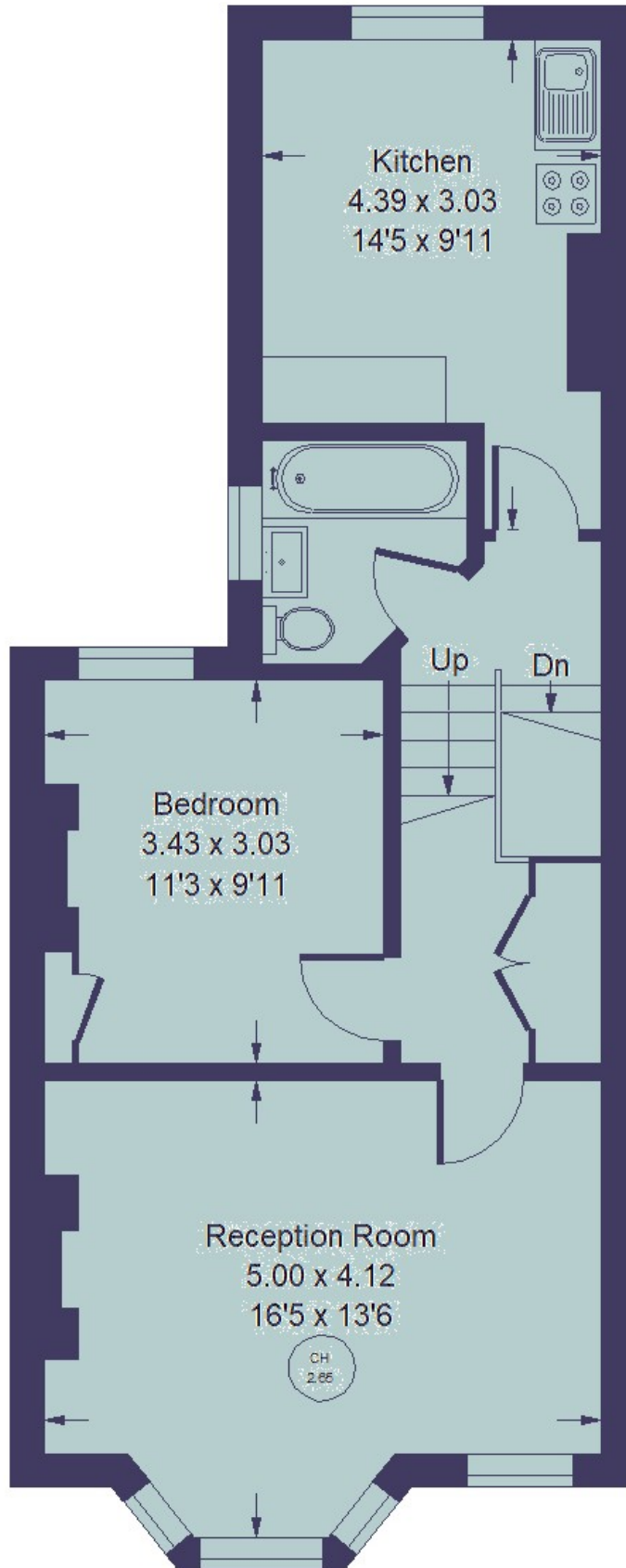
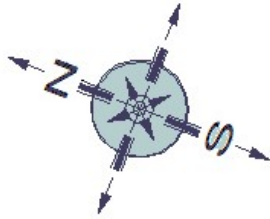
Tenure:	Long leasehold to include the entire freehold
Service Charge and Ground Rent:	Service charge is paid as and when required and peppercorn ground rent
Service charge covers	Building insurance, communal electricity and repairs and maintenance
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1386.77 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Internal stairs up to first floor level
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Ask agent
Flood risk:	Ask agent

Iffley Road W6 OPE

Guide Price: **£475,000**

One bedroom Victorian conversion flat

Approximate gross internal floor area: **592 Sq. Ft./ 55 Sq. M.**



Ground Floor

First Floor

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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/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.