

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

**Kerr & Co**



## Roxwell Road, London W12

**A generous, newly renovated, two bedroom flat providing 720 sq ft of accommodation, set on the ground floor of this Victorian conversion.**

This well-presented, spacious flat offers a modern open-plan reception/dining room with an integrated kitchen, one bathroom, a cloakroom, and a two double bedrooms. Benefiting from its own private garden, generous storage, and being newly refurbished, the property presents an opportunity to acquire a thoughtfully modernised home with a practical and contemporary layout. Roxwell Road is a quiet residential street located near the Askew Road with its abundance of independent shops, cafes and restaurants. Wider facilities can be found along the Uxbridge Road and Westfield London with its transport hub and wide selection of shopping and leisure facilities. Transport links include the underground stations, Shepherd's Bush Market and Shepherd's Bush (Central, Hammersmith & City, Mildmay and Circle lines) as well as numerous local bus routes and easy access to the A4 and A40. Ravenscourt Park is a short walk away down Askew Road.

**Asking Price: £650,000 Leasehold**

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020 8743 4332  
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## Roxwell Road, London W12 9QF

Newly refurbished Victorian converted garden flat.

Two double bedrooms.

Reception room with open plan modern integrated kitchen.

30 ft private garden.

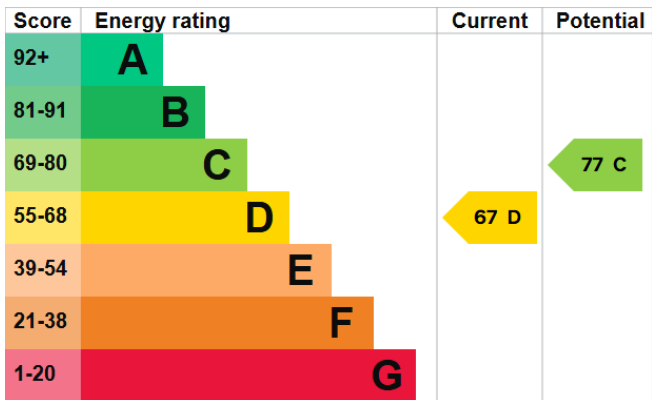
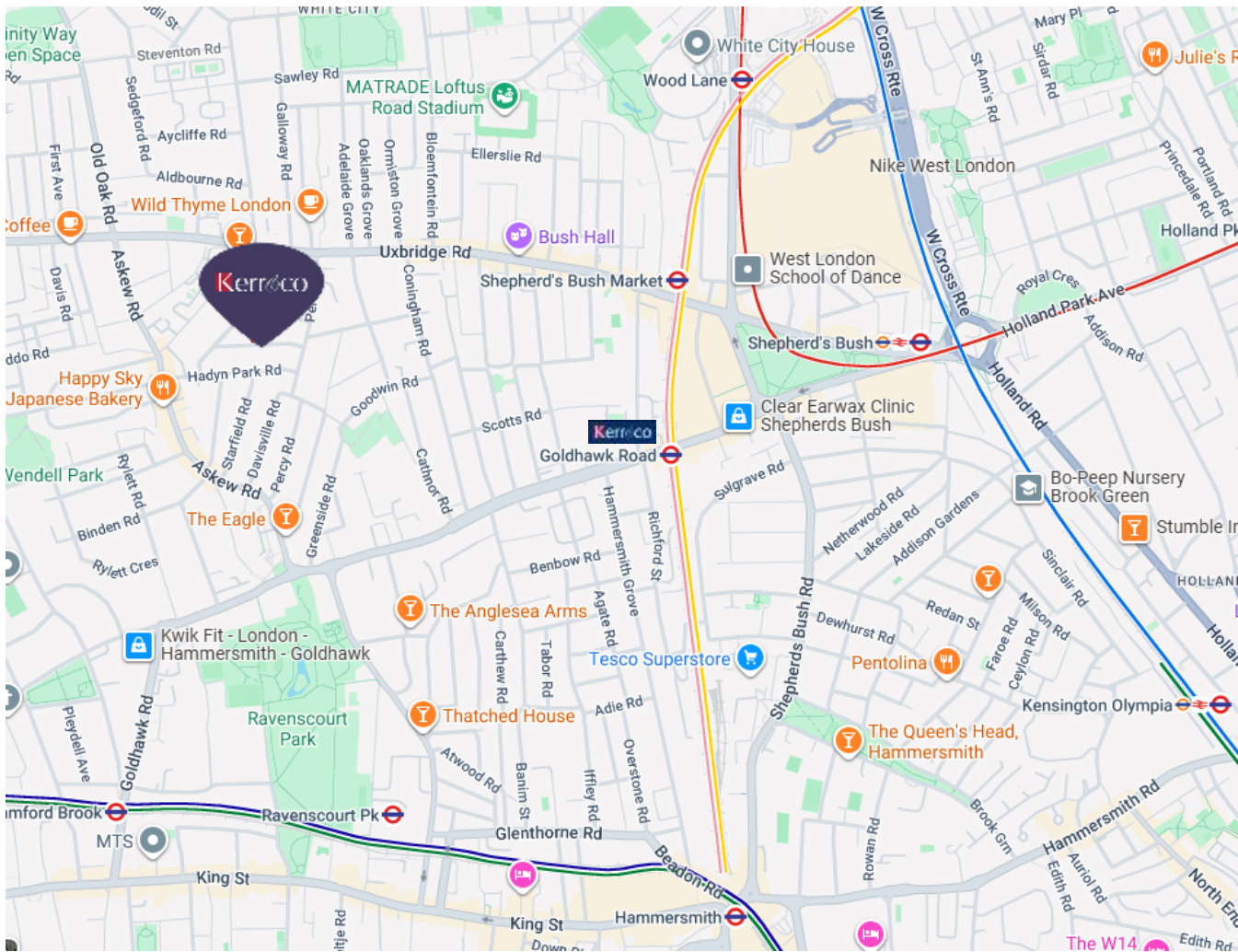
Spacious Bathroom with additional cloakroom.

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

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

N.B. some of these photos have CGI furniture.





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:	To be sold with a new lease of circa 125 years
Service Charge and Ground Rent:	50% of outgoings paid on an as and when 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:	Internal steps
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:	Ask agent



## Roxwell Road W12 9QF

Asking Price: **£650,000**

Two bedroom Victorian conversion garden flat

Approximate gross internal floor area: **720 Sq. Ft./ 66.9 Sq. M.**



### Ground Floor

 = Reduced headroom below 1.5 m / 5'0

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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.