

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

**Kerr & Co**



## Batoum Gardens, London W6

**A two bedroom top floor flat providing 526 sq ft of accommodation, benefitting from excellent transport connections and shopping amenities and has an abundance of natural light.**

This well-presented, bright flat offers a cosy reception room with a separate kitchen, two bedrooms, and a large bathroom. Benefiting from generous storage and plenty of natural light. Situated in a sought-after residential street bordering on Batoum Gardens, 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 along Shepherd's Bush Road and of Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club.

**Asking Price: £500,000 Long Leasehold**

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020 8743 4332  
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## Batoum Gardens, London W6 7QD

Two bedroom Victorian conversion top floor flat

Reception room.

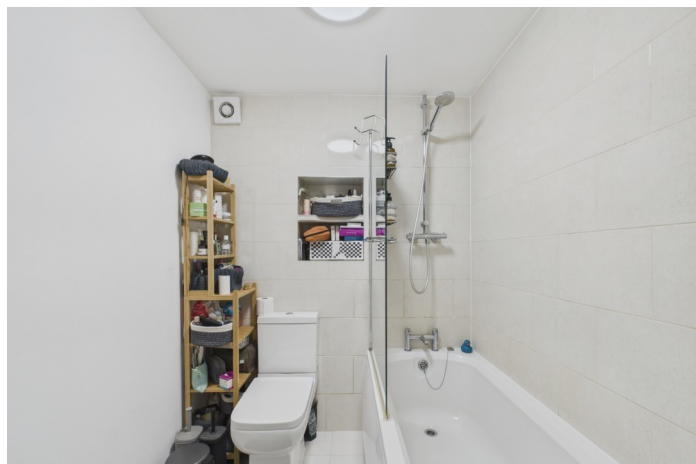
Separate kitchen.

Lots of natural light.

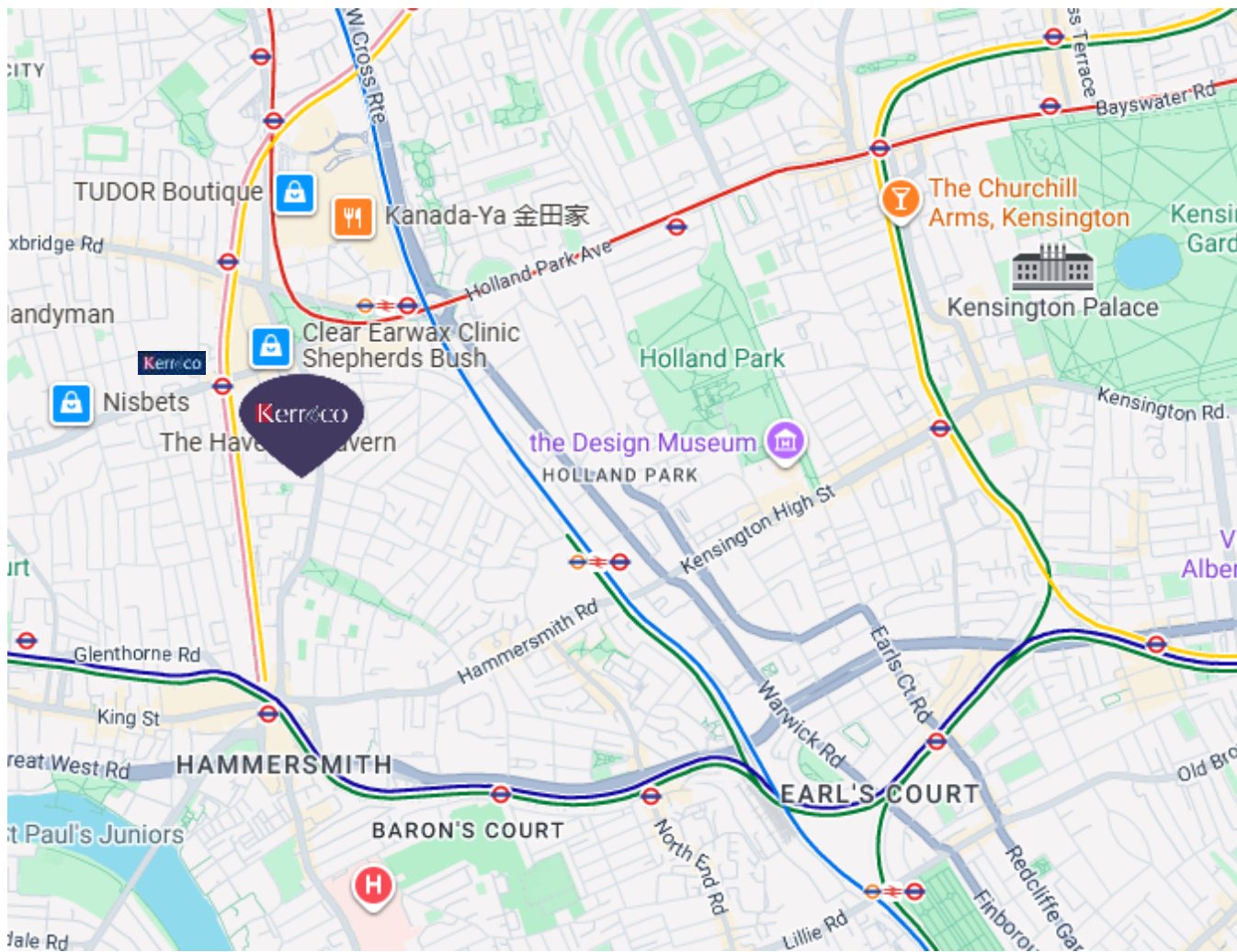
Spacious Bathroom.

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

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







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	72 C	79 C
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.

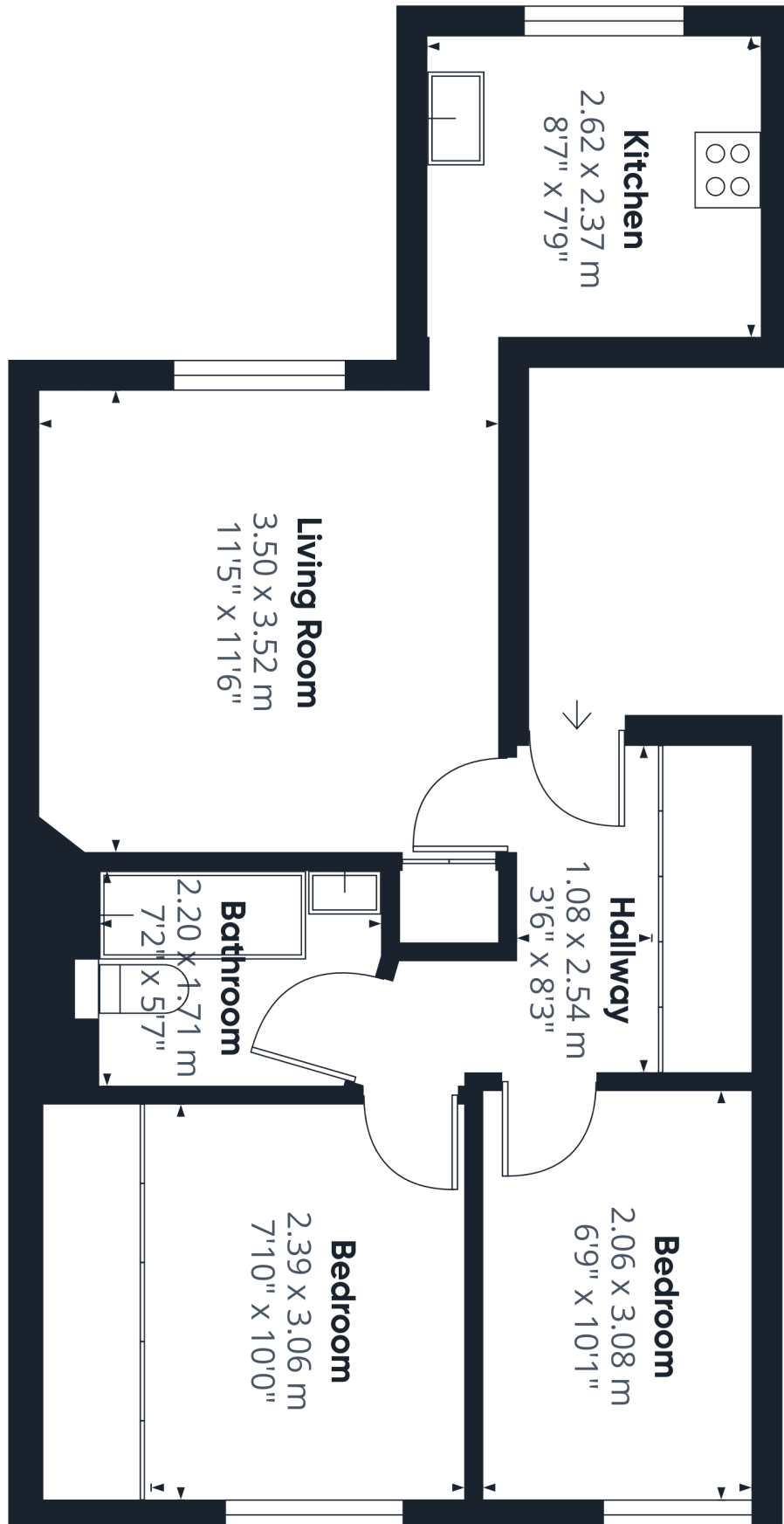
Tenure:	Leasehold with 988 years remaining
Service Charge and Ground Rent:	£1,200 per annum service charge and peppercorn ground rent
Service charge covers	Building insurance, communal electricity and repairs and maintenance
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1386.77 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps 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:	Ask agent

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Two bedroom Victorian conversion top floor flat

Approximate gross internal floor area: **526 Sq. Ft./ 48.9 Sq. M.**



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.