

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

**Kerr**&co



## **Coningham Road, London W12**

**A spacious one-bedroom flat set on the first floor of an attractive Victorian conversion, offering 477 sq ft of well-proportioned accommodation.**

The property comprises a bright reception room, bathroom, double bedroom, and a separate kitchen. Located on the sought-after, tree-lined Coningham Road, the flat benefits from excellent transport links, being within easy walking distance of Goldhawk Road, Shepherd's Bush, and Hammersmith stations (Hammersmith & City, Central, Circle, District, and Piccadilly lines). The property is also conveniently positioned for the extensive shopping and leisure amenities of Westfield London, including John Lewis and the exclusive Soho House private members' club.

**Asking price: £365,000—Leasehold**

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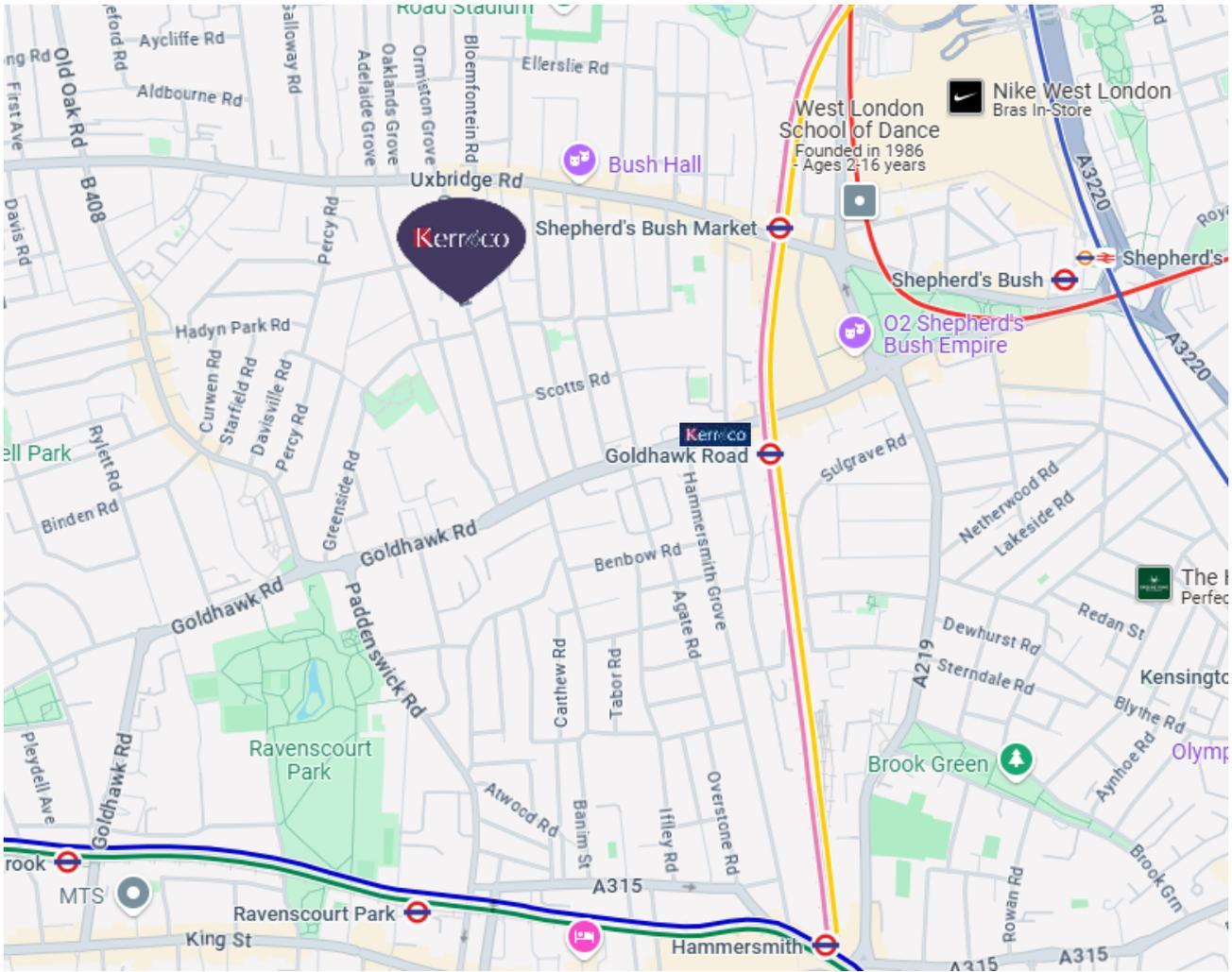




## **Coningham Road, London W12 8BU**

One Bedroom first floor flat  
Spacious reception room  
Principal bedroom  
Victorian conversion  
No onward chain  
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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	76 C	80 C
55-68	<b>D</b>		
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 157 year lease from 31st March 1988
- Service Charge and Ground Rent: £700 per annum and a Peppercorn per annum
- Service charge covers: Maintenance, repairs, buildings insurance and accounts.
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band D (£1,451.42 for current financial year 25/26)
- Parking: Eligible for a residents parking permit
- Accessibility: Steps up to the first floor
- 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: Copies available on request

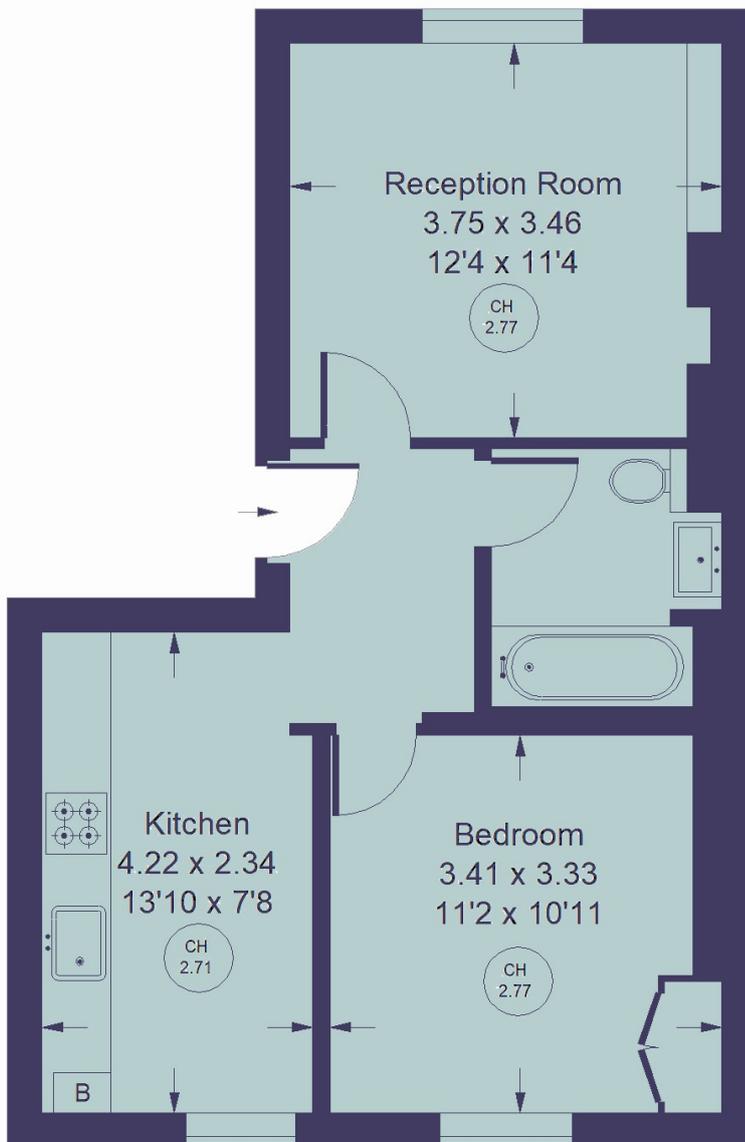
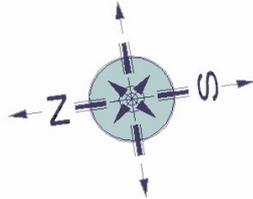
**Coningham Road, London W12 8BU**

Asking price: **£365,000**

One bedroom on First Floor

Approximate gross internal floor area: **477 Sq. Ft. / 44.3 Sq. M.**

Approx. Gross Internal Area  
44.3 sq m / 477 sq ft



## First Floor

**Kerr & Co**

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Shepherd's Bush  
London W12 8EH

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.