

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

Kerr&co



Beauclerc Road, London W6

A two bedroom garden flat providing 793 sq ft of accommodation, set on the ground and lower ground floors of this Victorian conversion. There is scope to enlarge and re arrange the accommodation subject to the usual consents.

The property provides a spacious reception room with bay windows to the front, a bathroom and two bedrooms (both with direct access to the garden) on the ground floor and a kitchen / dining room on the lower ground floor. 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, 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.

Offers in excess of £550,000 Leasehold

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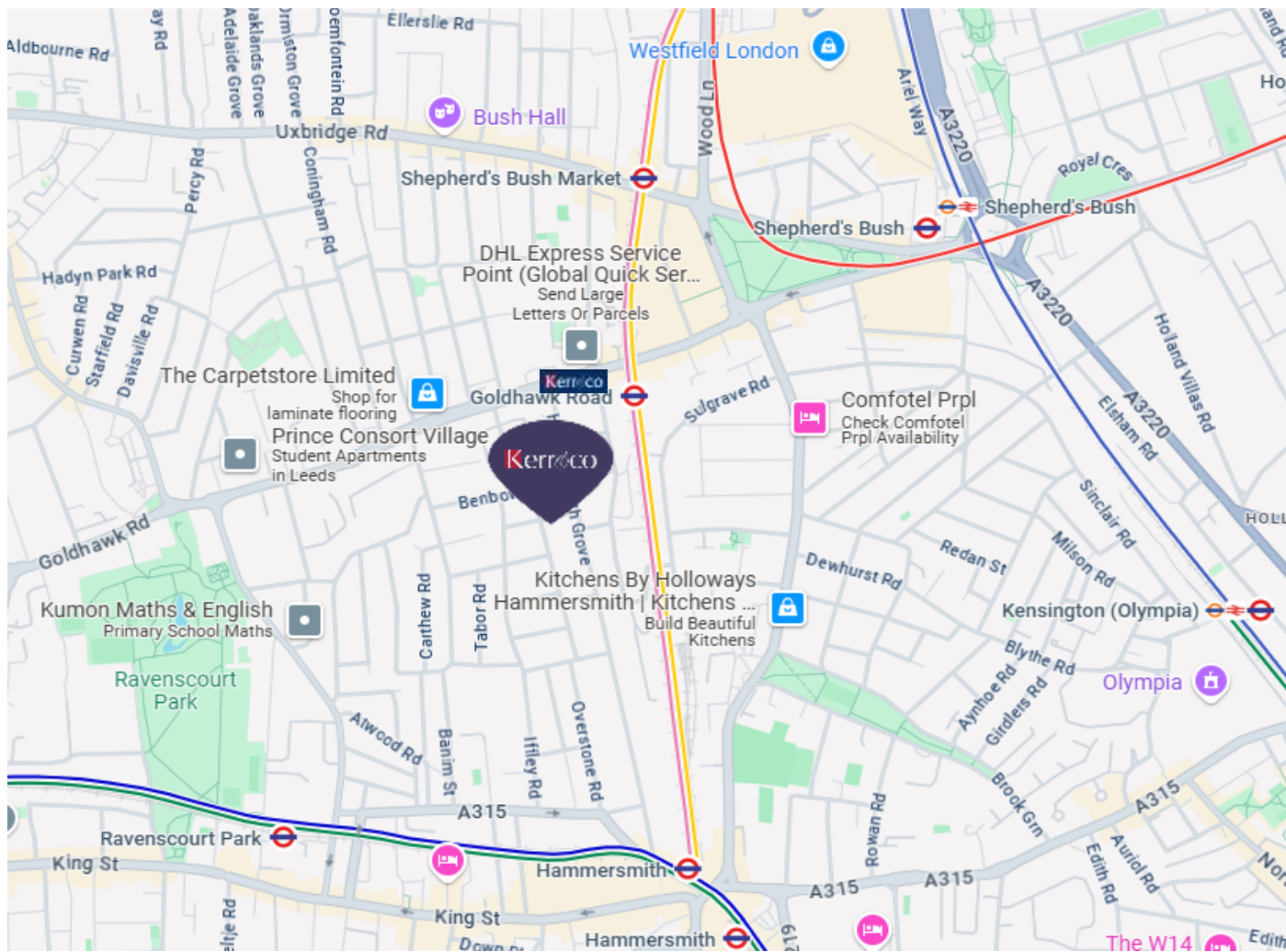


Beaucterc Road, London W6 0NR



- Split level two bedroom garden flat
- Large reception room with bay windows to the front.
- Large South facing private garden.
- Bathroom.
- Kitchen / dining room on lower ground floor
- 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.
- NB Please note some images are historic and





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 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:	Leasehold with a lease of 99 years from 23rd August 2013
Service Charge and Ground Rent:	£TBC and £240 per annum doubling each 25th anniversary of the term
Service charge covers	Building insurance, communal electricity, repairs and maintenance and annual auditing accounts
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1451.42 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

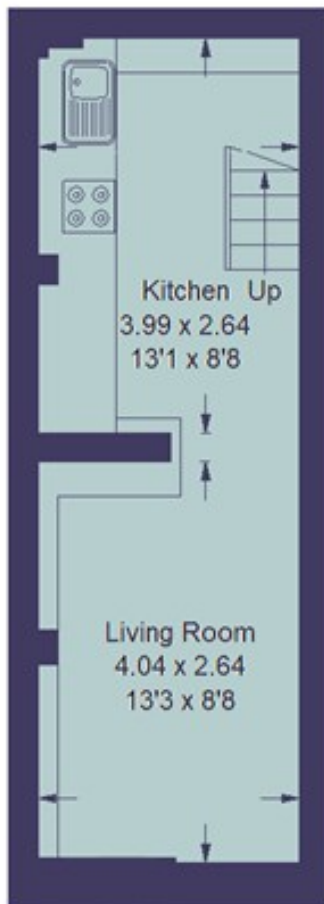
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Offers in excess of: **£550,000**

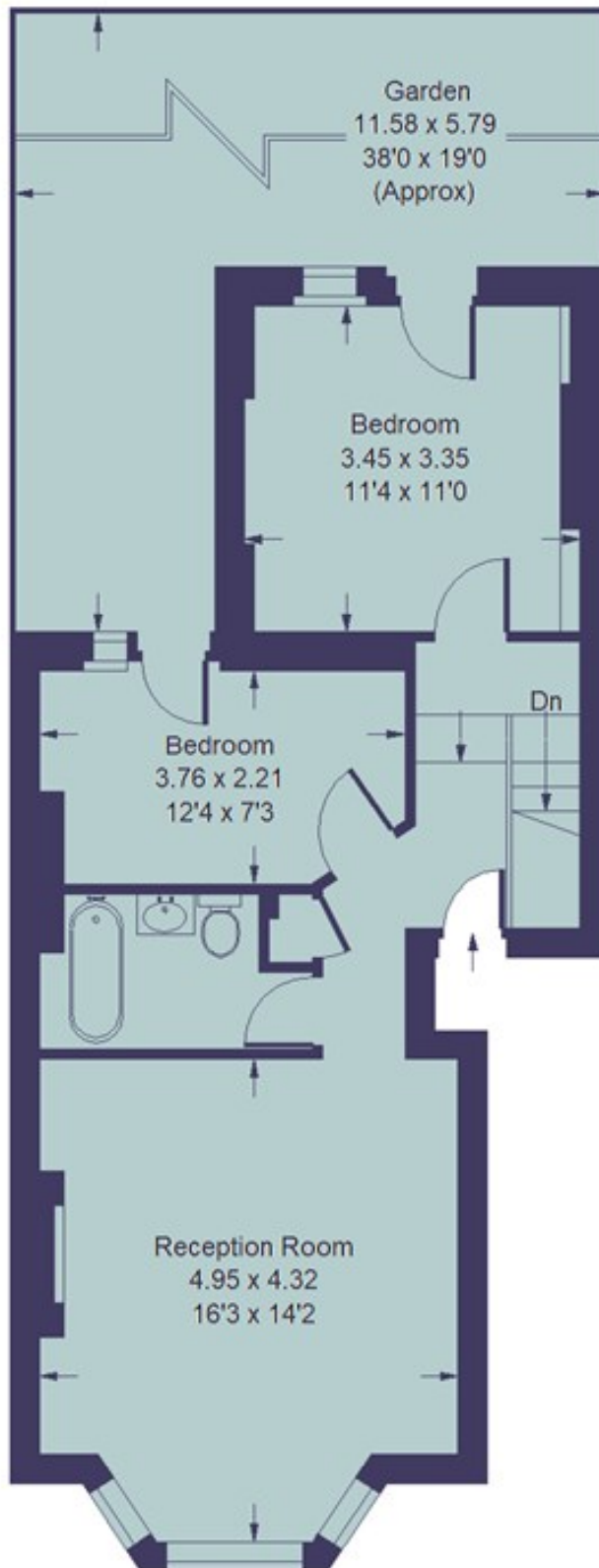
Two bedroom Victorian conversion garden flat

Approximate gross internal floor area: **802 Sq. Ft. / 74.51 Sq. M.**

Approx. Gross Internal Area
74.51 sq m / 802 sq ft



Basement



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.