

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

Kerr & co



Scotts Road, London W12

A spacious and light one bedroom purpose built flat with allocated off street parking space. Whilst the flat is perfectly liveable there is scope to improve to your own taste as required, to be sold with a short lease of 57 years, making it a suitable purchase for investors; CASH BUYERS ONLY.

Situated on the top floor of a well-managed development, this generous one-bedroom flat offers 524 sq. ft. of bright and airy living space. The property features a large 18'10 x 10'8 reception room with South facing windows bathing the room in natural light, a functional kitchen, a bathroom, and a spacious double bedroom with a built in wardrobe space plus additional attic storage. This flat benefits from private off-street parking space which is designated to this flat. Scotts Road is ideally located for excellent transport links, with shopping and leisure facilities easily accessible along Goldhawk Road, Westfield London, and Shepherd's Bush Green.

Asking price: £250,000 Leasehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com





Scotts Road, London W12 8HP

Bright first floor flat.

Well managed development.

Offers 517 Sq. Ft. of accommodation.

Private off street parking space.

Spacious reception room 18'10 x 10'8.

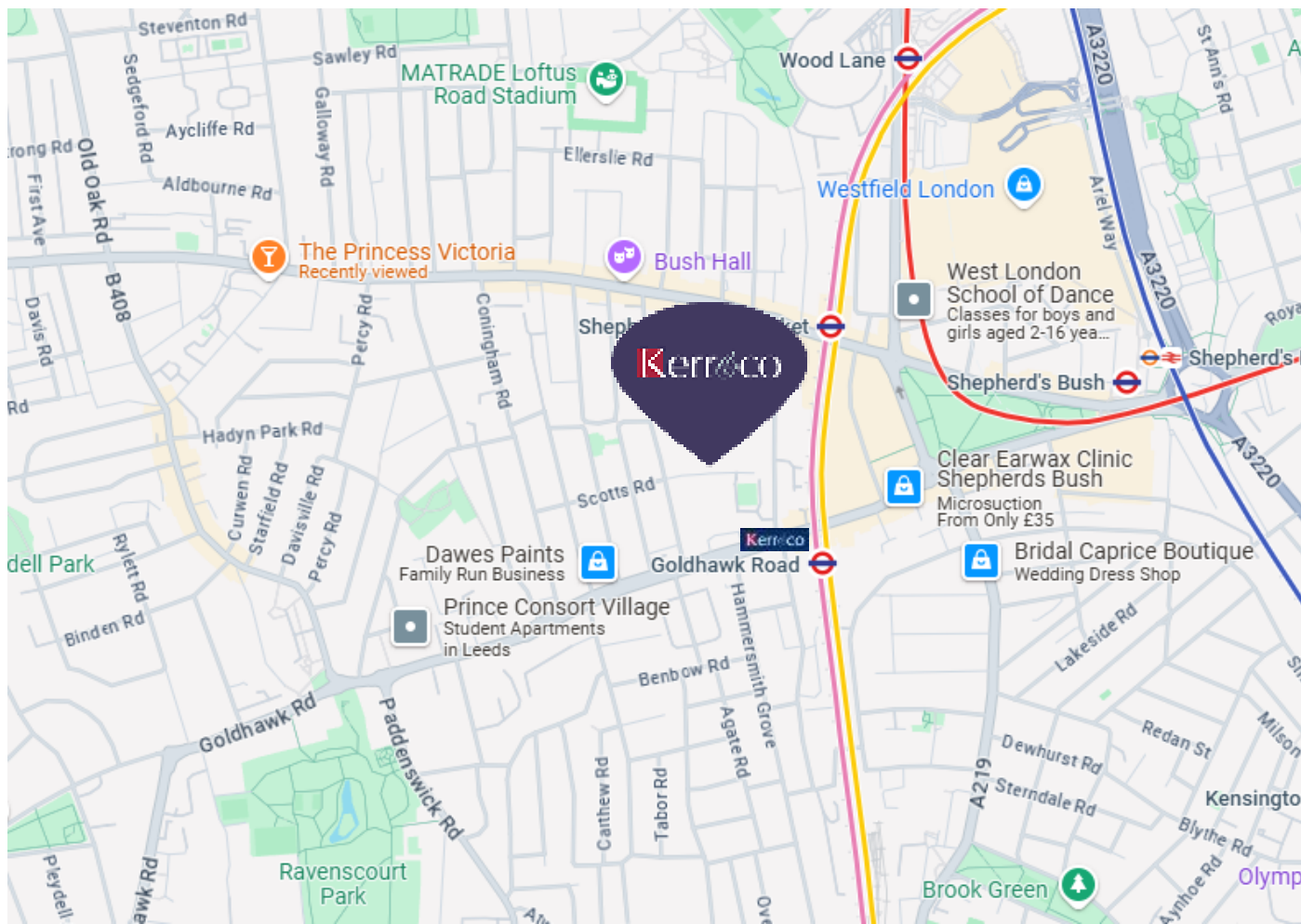
Family bathroom.

Bedroom with storage space.

Short lease of 57 years, granting an attractive opportunity to investors.

Situated on this popular location which is within easy access of shopping facilities and transport links along Goldhawk/Uxbridge Road's, Shepherd's Bush Green and the Westfield 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.

Tenure:	Leasehold with 57 years remaining
Service Charge and Ground Rent:	£4,405.32 service charge and £30 ground rent per annum
Service charge covers	Maintenance, communal electricity, repairs, buildings insurance.
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band C (£1,290.14 for current financial year 25/26)
Parking:	Allocated off street parking space and eligible for a L.B.H.F. residents parking permit
Accessibility:	Staircase to front door, level access in the flat
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:	<u>Surface water:</u> Very low risk <u>Rivers and Sea:</u> Very low risk

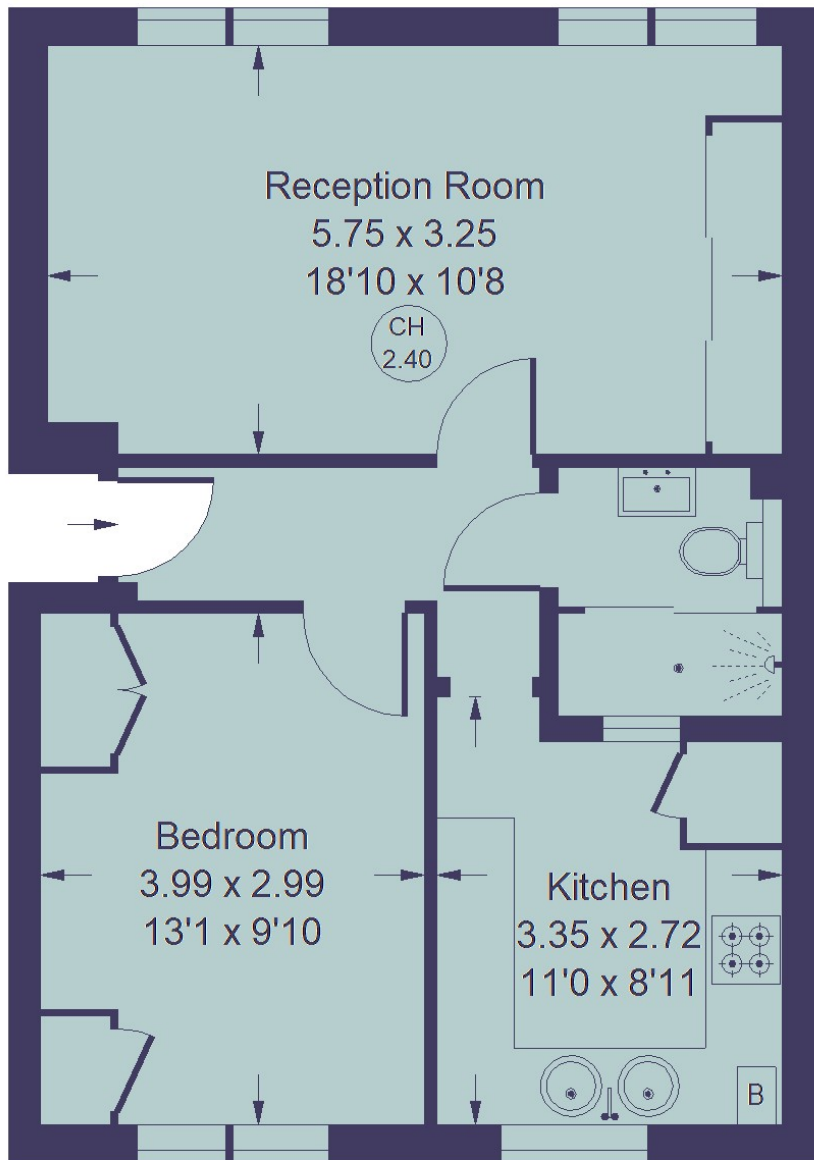
Scotts Road, London W12 8HP
Purpose built one bedroom first floor flat

Asking Price: **£250,000**

Approximate gross internal floor area: **517 Sq. Ft./ 48 Sq. M.**

Scotts Road, W12

Approx Gross Internal Area
48.0 sq m / 517 sq ft



First 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.

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.

Kerr&co

77 Goldhawk Road
Shepherd's Bush
London W12 8EH

sales@kerrandco.com

020 8743 1166

www.kerrandco.com