

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

**Kerr & Co**



## St Stephen's Avenue, London W12

**A generous one bedroom flat providing 566 sq ft of accommodation, set on the first floor of this Victorian conversion, benefitting from high ceilings and big windows, allowing plenty of natural light.**

This well-presented, spacious flat offers a spacious reception room with a separate kitchen, one bedroom, and a large bathroom. Benefiting from a high ceilings, generous storage, and a plethora of natural light. Situated in a sought-after residential street in Shepherd's Bush, 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 of Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club.

**Asking Price: £450,000 Share of freehold**

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## **St Stephen's Avenue, London W12 8JH**

Spacious one bedroom flat.

Reception room.

Separate kitchen.

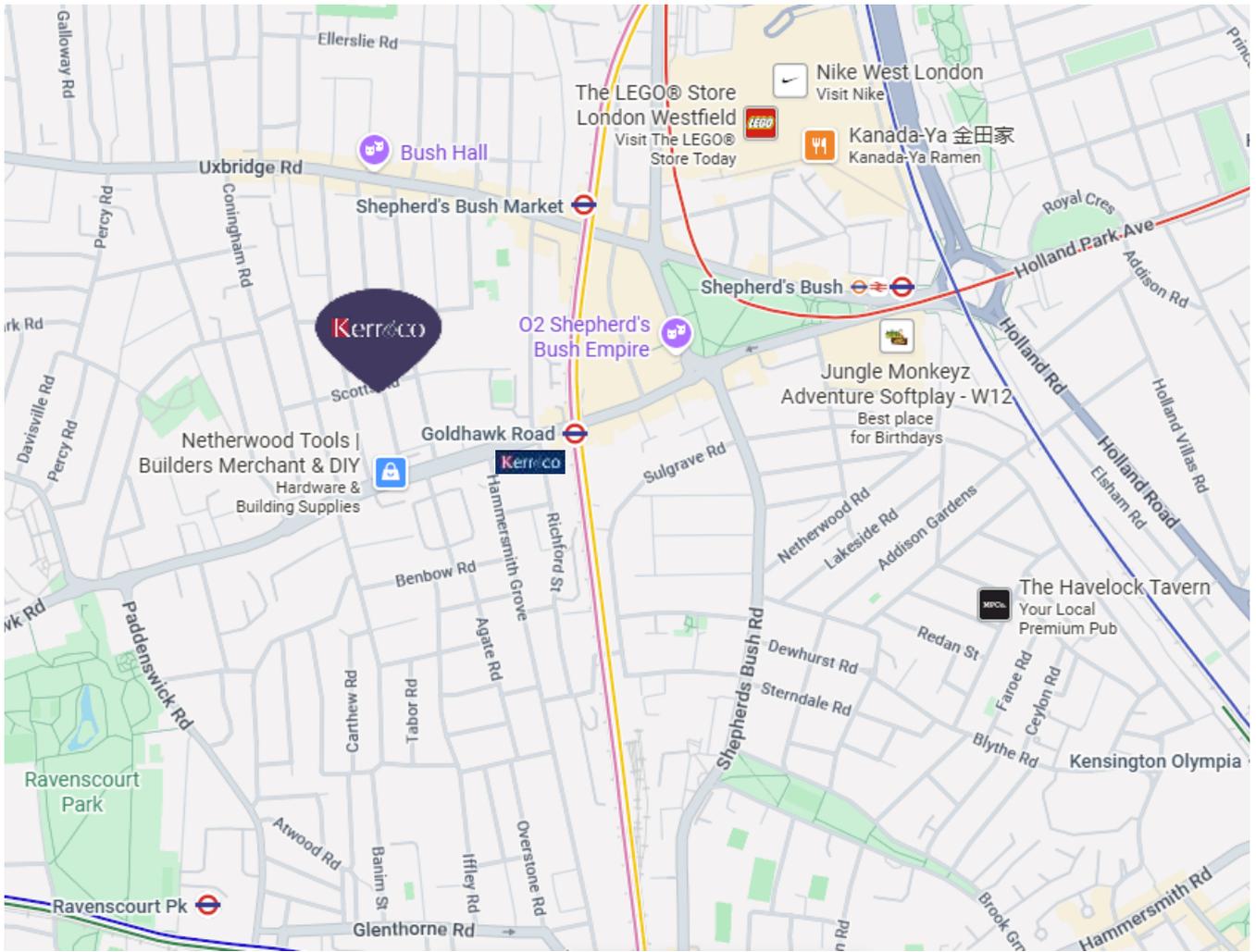
Spacious Bathroom.

High ceilings.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 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.

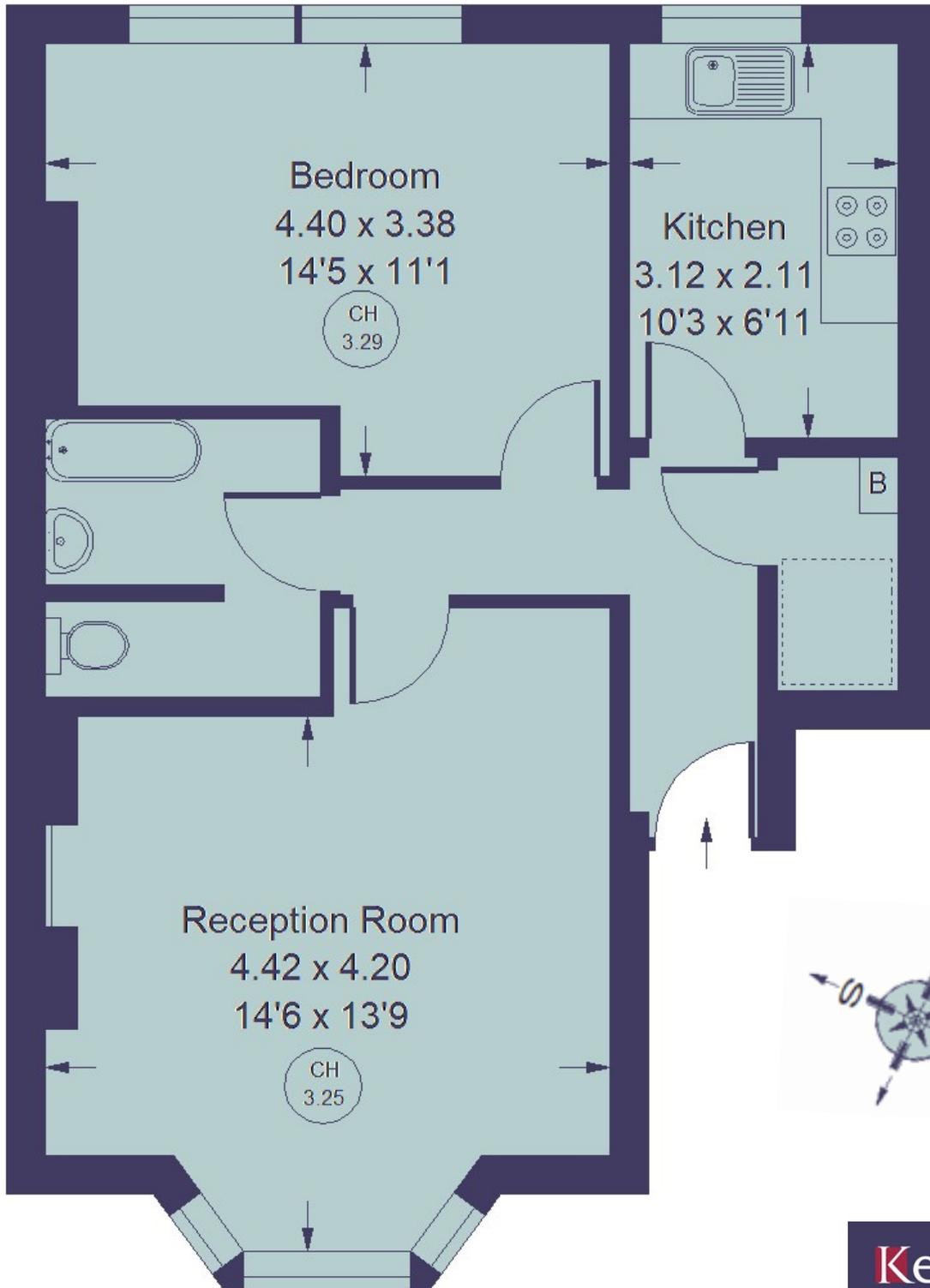
- Tenure: Share of freehold
- Service Charge and Ground Rent: £501.50 and peppercorn
- Service charge covers: Building insurance, communal electricity, repairs and maintenance, and annual company solicitor fee.
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band D (£1,451.42 for current financial year 25/26)
- Parking: Eligible for a L.B.H.F. residents parking permit
- Accessibility: Steps up 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

**St Stephen's Avenue W12 8JH**

Asking Price: **£450,000**

One bedroom Victorian conversion flat

Approximate gross internal floor area: **566 Sq. Ft. / 52.6 Sq. M.**



## Raised 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/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.