

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

**Kerr**&co



## Lime Grove, London W12

**A generous, three bedroom maisonette providing 1,414 sq ft of accommodation, set on the first and second floors of this Victorian conversion.**

This well-presented, spacious flat offers a modern open-plan dining room with an integrated kitchen, a separate characterful reception room, three double bedrooms, and two bathrooms, benefitting from plenty of storage throughout. Situated in a sought-after residential street in Shepherd's Bush, the property benefits from excellent transport links, being within walking distance from Shepherd's Bush Market, 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.

**Offers in excess of: £895,000 Share of freehold**

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020 8743 4332  
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## Lime Grove, London W12 8EE

Spacious three bedroom maisonette.  
Reception room with open plan modern integrated kitchen.

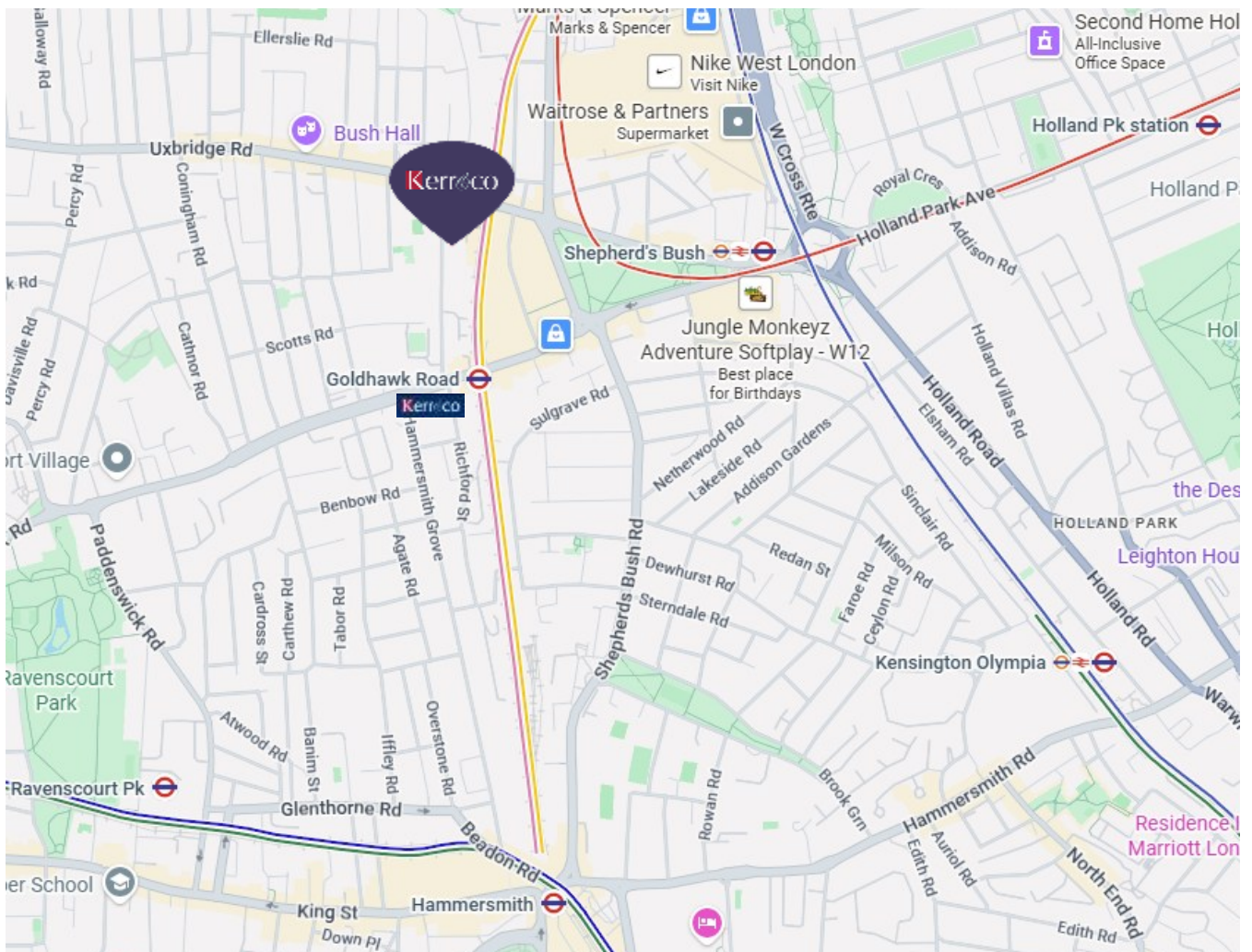
Spacious Bathroom.

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.

Within the catchment areas for several outstanding local schools.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      | 70 C    | 76 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.

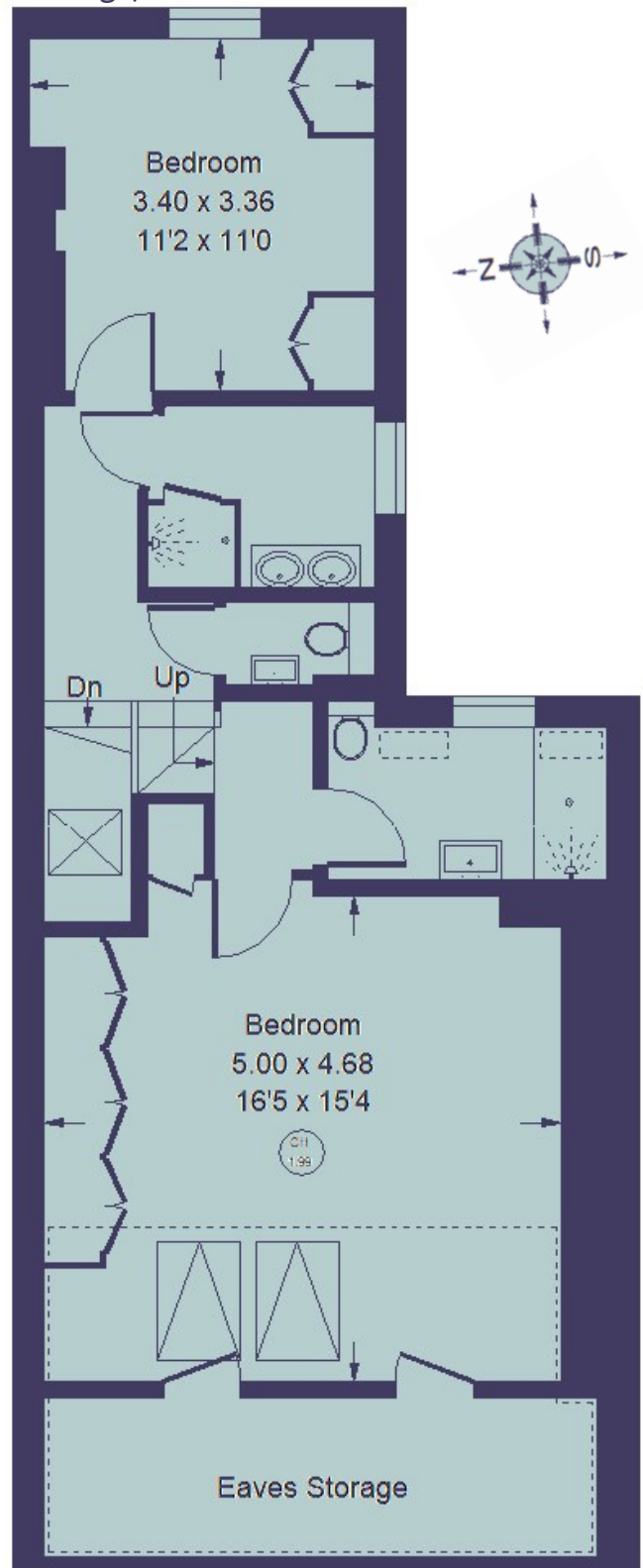
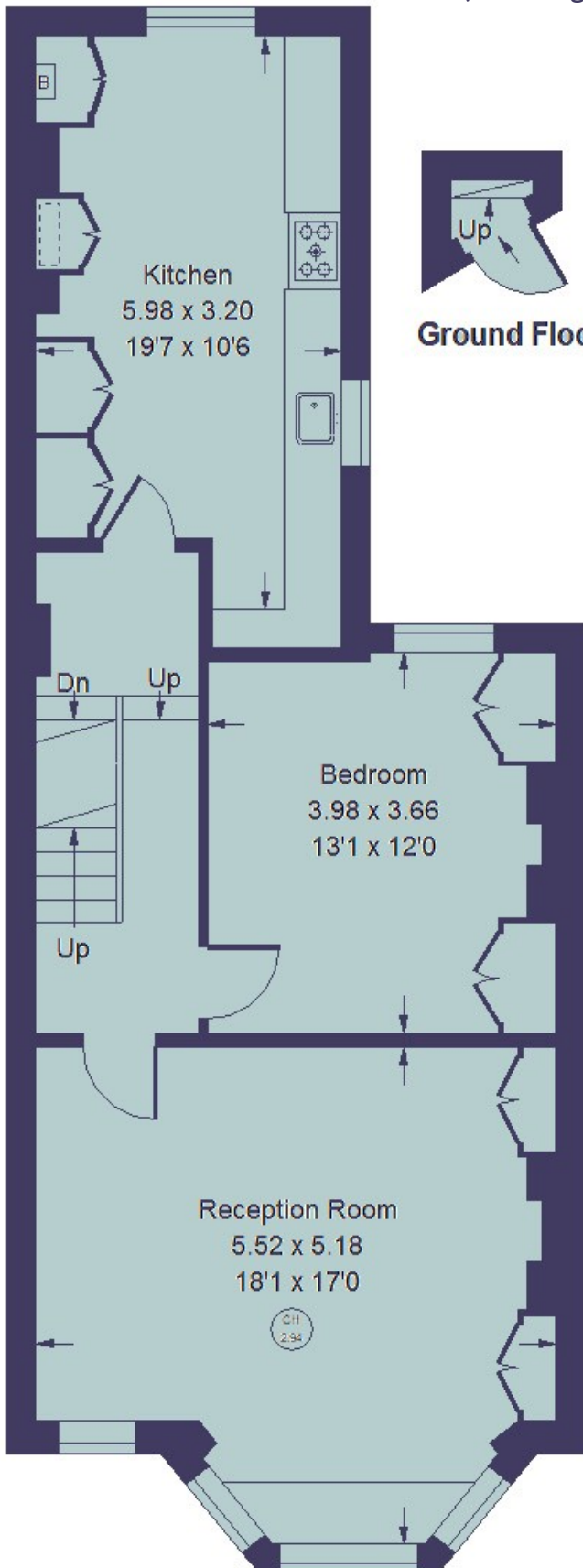
|                                 |                                                                                                               |
|---------------------------------|---------------------------------------------------------------------------------------------------------------|
| Tenure:                         | Share of freehold with an underlying lease of 900 years                                                       |
| Service Charge and Ground Rent: | Paid on an as and when basis and peppercorn ground rent                                                       |
| Service charge covers           | Building insurance, repairs and maintenance and communal electricity                                          |
| Local Authority:                | London Borough of Hammersmith & Fulham                                                                        |
| Council Tax:                    | Band E (£1,857.13 for current financial year 26/27)                                                           |
| Parking:                        | Eligible for a L.B.H.F. residents parking permit                                                              |
| Accessibility:                  | Level access to flat door, staircases up to first and second floors                                           |
| 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                                                                                                     |

## Lime Grove W12 8EE

Offers in excess of: **£895,000**

Three bedroom Victorian conversion top floor flat

Approximate gross internal floor area: **1,414 Sq. Ft./ 131.4 Sq. M.**  
(including eaves storage)



 = Reduced headroom  
below 1.5 m / 5'0

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.