

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

Kerr&co



Godolphin Road, London W12

A generous two bedroom flat providing 727 sq ft of accommodation, set on the second floor of this Victorian conversion, benefitting an east-west aspect, bathing the property in natural light.

This spacious flat offers a bright reception room with a separate kitchen, two double bedrooms, and a large bathroom. Situated in a sought-after, tree lined, 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.

Offers in excess of: £450,000 Leasehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com





Godolphin Road, London W12 8JF

Spacious two bedroom flat.

Bright reception room.

Separate kitchen.

East-west aspect bathing the property in natural light.

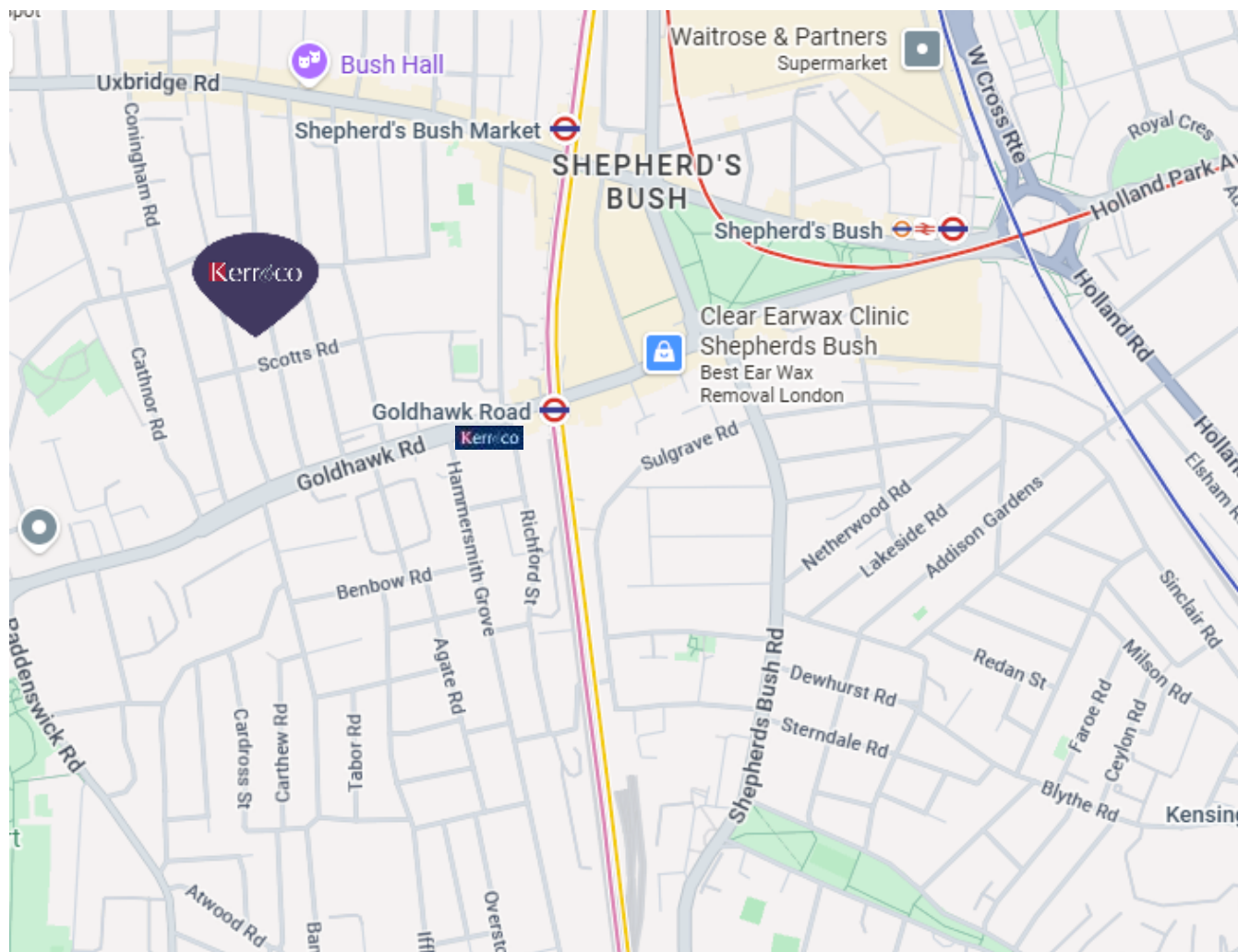
Spacious Bathroom.

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.

N.B. some photos contain CGI furniture.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 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.

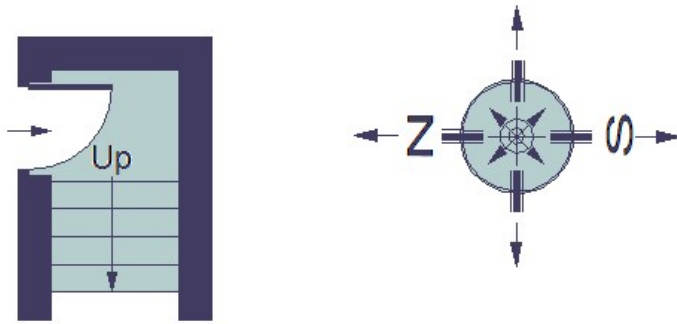
Tenure:	Leasehold currently being extended to 162 years at the owners expense
Service Charge and Ground Rent:	£1,500 per annum and £150 ground rent
Service charge covers	Building insurance, repairs and maintenance, and communal electricity.
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1,519.51 for current financial year 26/27)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps up front door and flat door and internal stairs
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

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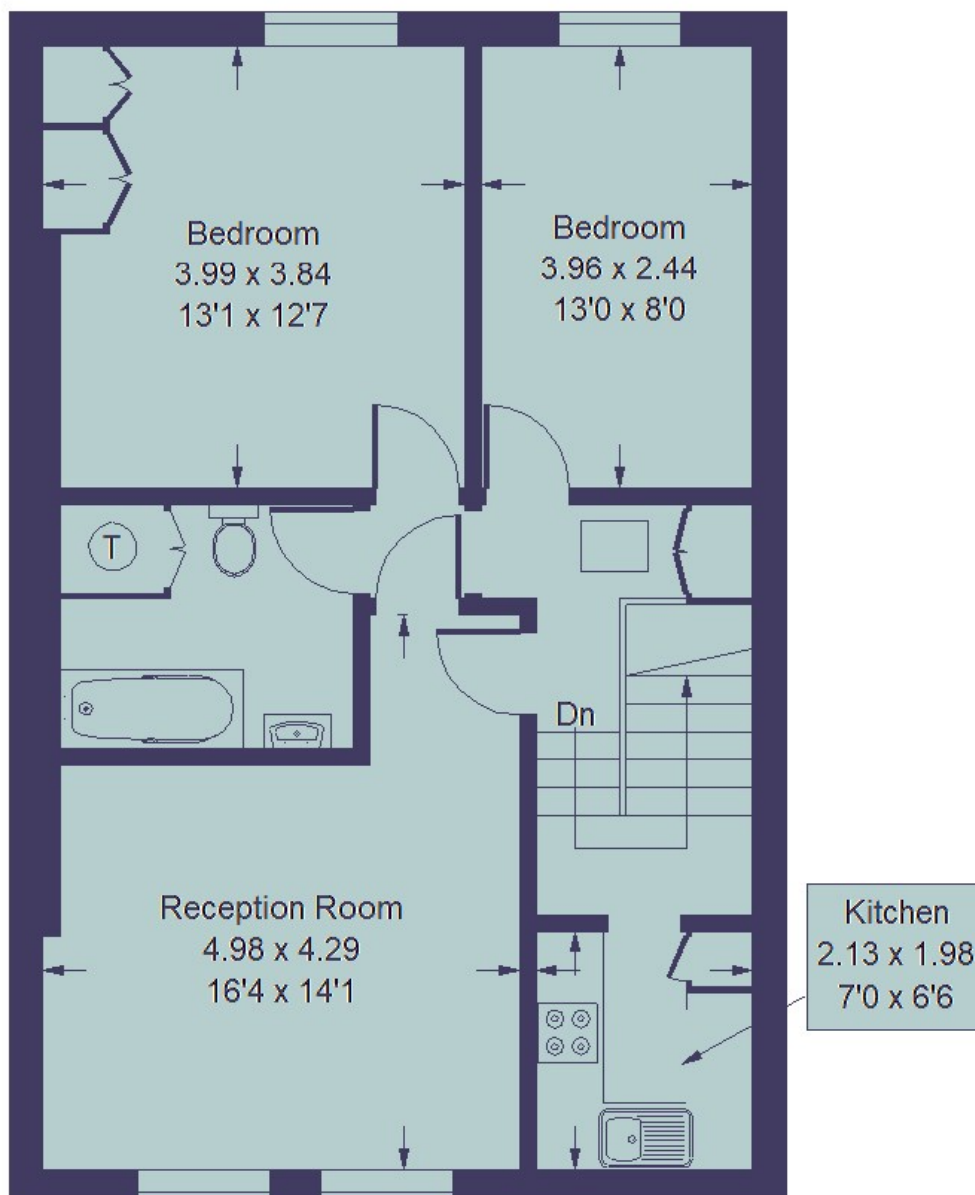
Offers in excess of: **£450,000**

Two bedroom Victorian conversion flat

Approximate gross internal floor area: **727 Sq. Ft./ 67.5 Sq. M.**



First Floor



Second Floor

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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.