



Elgin Avenue, London W12

A generous two double-bedroom flat providing approximately 735 sq ft of well-presented accommodation, situated on the first floor of this popular purpose-built development.

The property benefits from a private off-street parking space and access to a communal garden. The accommodation comprises a bright reception room, a separate newly appointed kitchen, two double bedrooms, and a spacious newly fitted bathroom. The flat is well insulated and benefits from new double-glazed windows throughout, contributing to its impressive EPC rating of B. Further advantages include generous storage, a private entrance, and a wide entrance hall, creating a welcoming sense of space throughout. Tucked away in a quiet cul-de-sac just off Goldhawk Road, the property enjoys excellent transport links and is within walking distance of Goldhawk Road, Shepherd's Bush and Ravenscourt Park stations, providing access to the Hammersmith & City, Circle, Central, District, Mildmay and Piccadilly lines. The green open spaces of Ravenscourt Park and Wendell Park are also close by. The area offers an excellent selection of local amenities, with Goldhawk Road and Askew Road home to a variety of independent shops, cafés and restaurants, including The Eagle gastro pub, Ginger Pig butcher and deli, and Gail's Bakery. Further shopping, dining and leisure facilities can be found at Westfield London, Hammersmith Broadway and Chiswick, all of which are easily accessible.

Asking Price: £475,000 Leasehold

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Elgin Avenue, London W12 9NP

Spacious double two bedroom flat offering 735 sq ft.

Separate new appointed kitchen.

Communal garden.

Spacious newly fitted bathroom.

Cul-de-sac, with easy access to Ravenscourt and

Wendell Parks.

Generous storage.

Off street parking.

Well located for ease of access to Goldhawk Road,

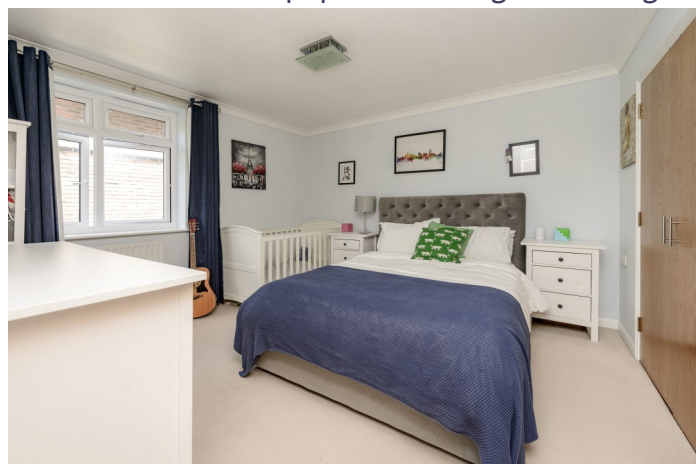
Shepherd's Bush and Ravenscourt Park underground

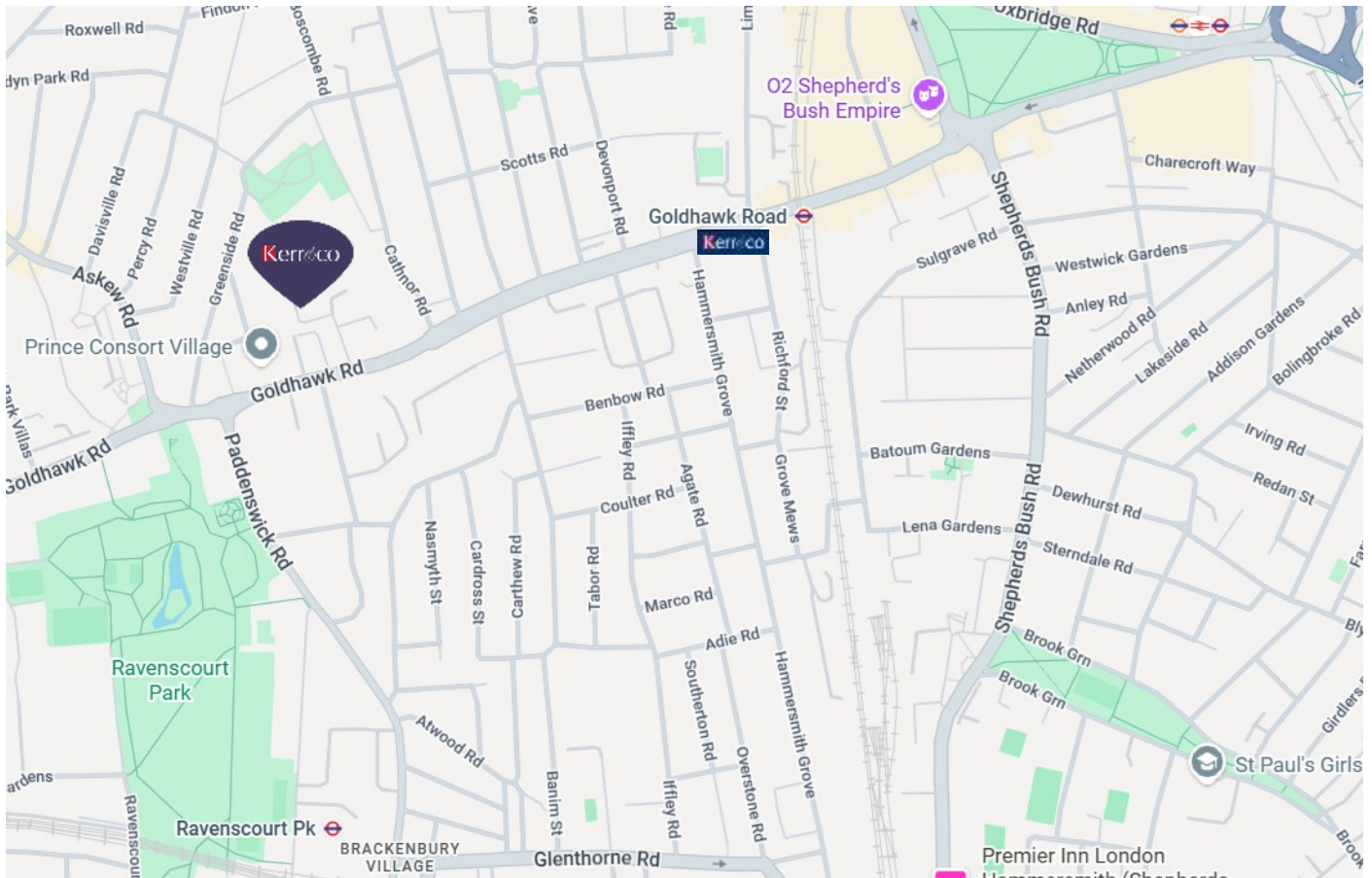
stations (Central, Circle, Hammersmith & City,

District, Mildmay and Piccadilly lines).

The flat is well insulated, with new double glazing

which helps provide the high EPC rating B.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 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.

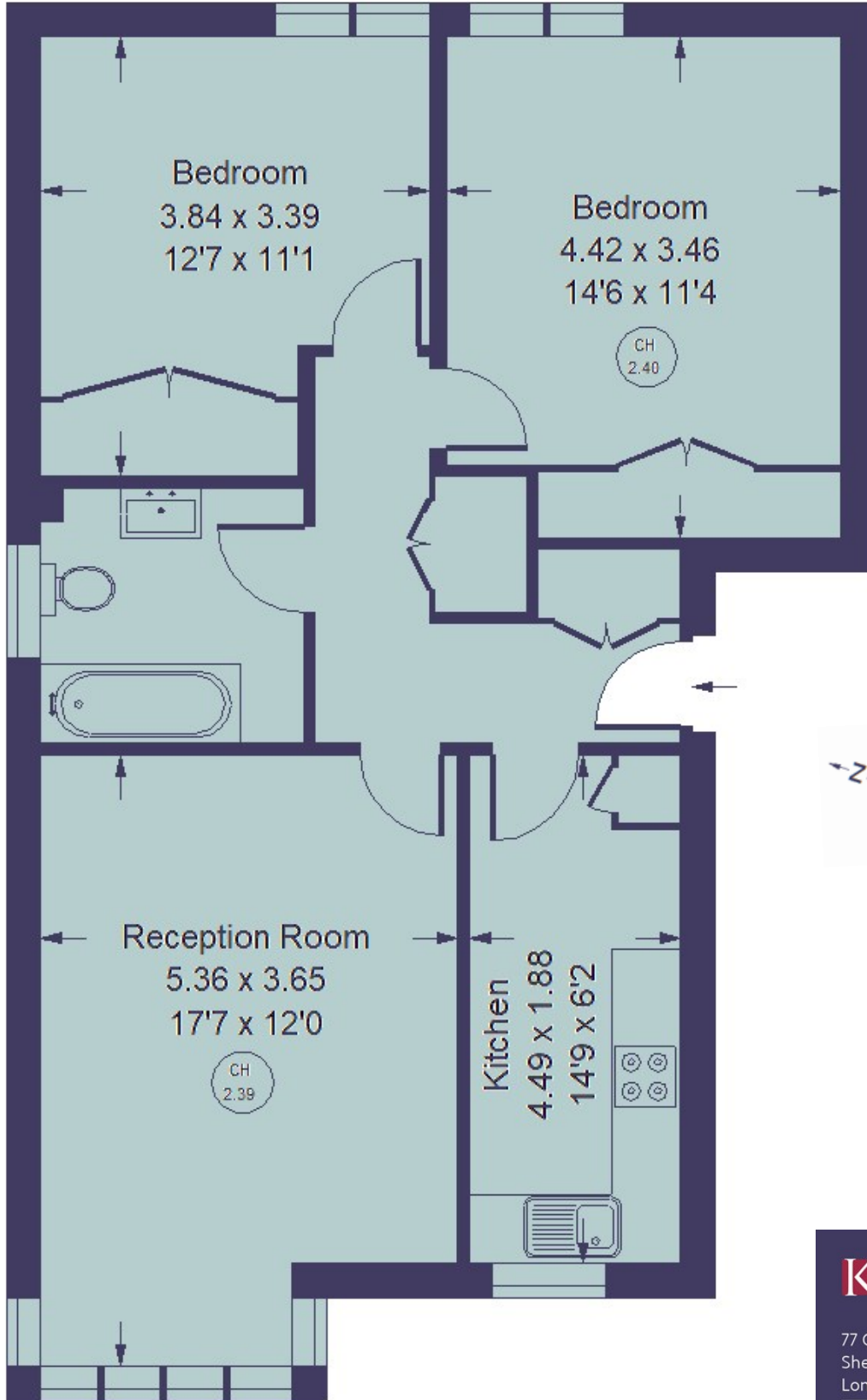
Tenure:	Leasehold of 125 years from 17/12/1999 (99 years remaining)
Service Charge and Ground Rent:	£2,221.56 and peppercorn
Service charge covers	Building insurance, communal electricity, repairs and maintenance, communal cleaning, management, gardening and contribution to a sinking fund
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1,519.51 for current financial year 26/27)
Parking:	Off street parking space.
Accessibility:	Staircase to flat door and level access within 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:	Ask agent

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Asking Price: **£475,000**

Two bedroom first floor purpose built flat

Approximate gross internal floor area: **735 Sq. Ft. / 68.3 Sq. M.**



First Floor

Kerr&co

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Shepherd's Bush
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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.