

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

Kerr & co



Stowe Road, London W12

A generous two-bedroom flat offering approximately 573 sq ft of well-proportioned accommodation, situated on the first floor of an attractive Victorian conversion.

The property comprises two double bedrooms, a spacious and bright reception room, a well-appointed separate kitchen and a large bathroom. Located on a sought-after residential street, the flat benefits from excellent transport connections. Goldhawk Road, Shepherd's Bush and Hammersmith stations are all within walking distance, providing access to the Hammersmith & City, Central, Circle, District and Piccadilly lines, as well as London Overground services. The extensive shopping, dining and leisure amenities of Westfield London are also within easy reach, including John Lewis and the nearby Soho House private members' club.

Asking Price: £550,000 Share of freehold

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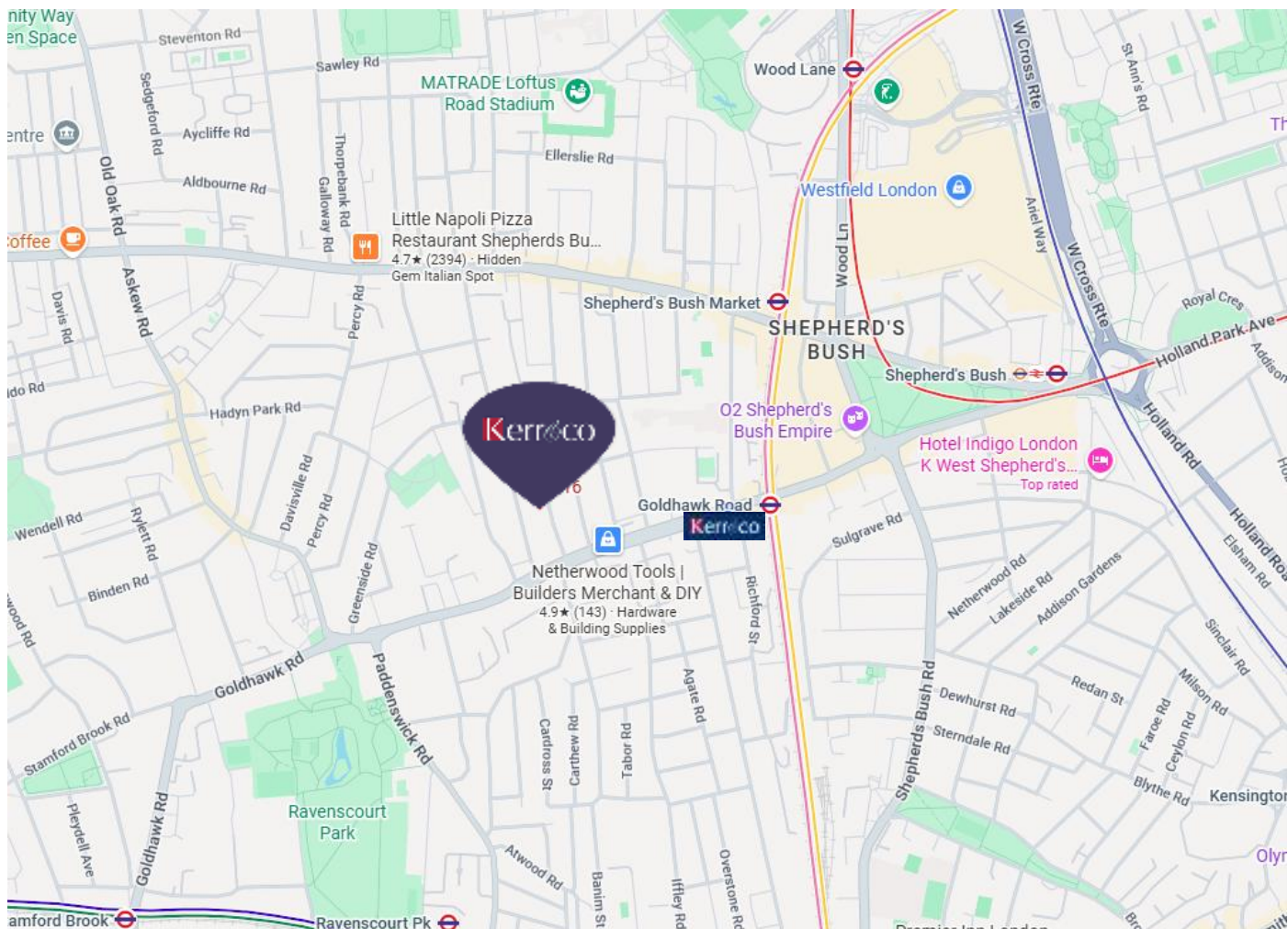




Stowe Road, London, W12 8BN

Spacious two-bedroom flat
 Light and spacious reception room.
 Separate kitchen.
 Spacious Bathroom.
 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		
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 in the freehold with an underlying lease of 999 years from 5/05/2015
Service Charge and Ground Rent:	£600 and peppercorn
Service charge covers	Building insurance, repairs and maintenance and communal electricity
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:	Stairs up to the entrance of the flat on the 1 st floor
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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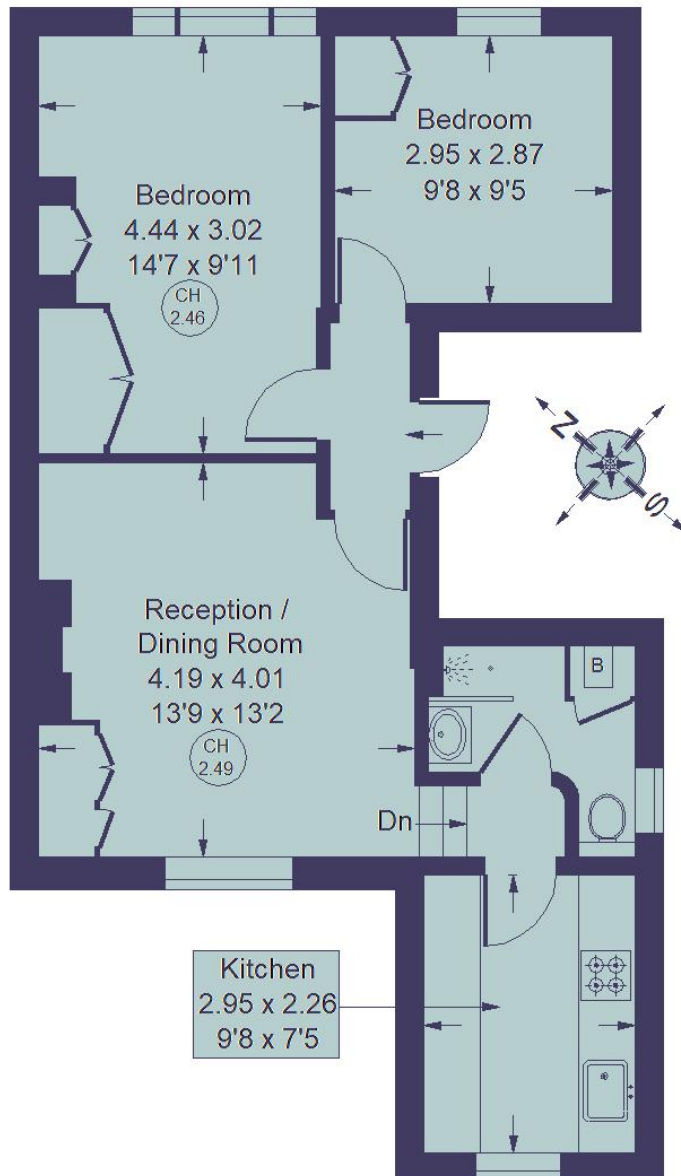
Two-bedroom Victorian conversion flat

Approximate gross internal floor area: **573 Sq. Ft./ 53.2 Sq. M.**

Stowe Road, W12

Approx Gross Internal Area

53.2 sq m / 573 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.

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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/fixings 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.