

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

Kerr&co



Adelaide Grove, London W12

A fully extended and recently redecorated two-bedroom ground floor Edwardian maisonette with a private West-facing rear garden.

This charming property boasts over 700 sq ft of well-designed living space. It comprises two double bedrooms, a modern bathroom, and a bright open-plan kitchen/reception/dining area that seamlessly opens onto the West facing garden. Nestled within "The Groves" just off Uxbridge Road, the property enjoys excellent transport links, including numerous bus routes and nearby Shepherd's Bush Market, Wood Lane (Hammersmith & City/Circle lines), Shepherd's Bush, and White City (Central line) stations.

Offers in excess of: £550,000 Leasehold

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CGI furniture added

Adelaide Grove, W12 0JX

Open plan kitchen/reception/dining area.

West facing garden.

Fully extended.

Recently redecorated.

Within catchment of popular primary schools.

Two double bedrooms.

Family bathroom.

Edwardian ground floor purpose built maisonette.

Offering in excess of 700 sq ft of accommodation.

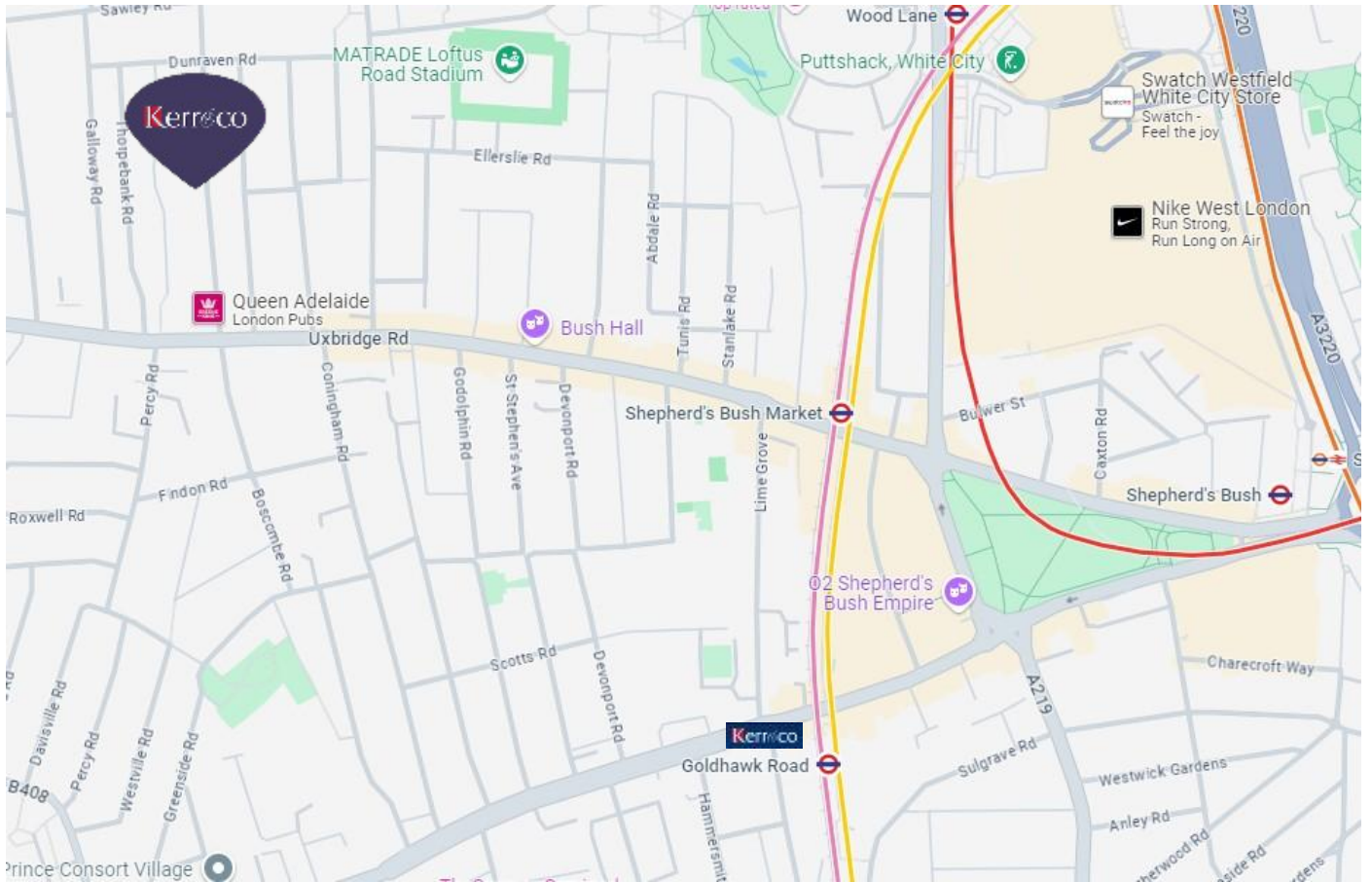
Private entrance.

Excellent location close to local transport links (Hammersmith & City, Circle and Central underground lines) and the impressive Westfield London shopping and leisure facilities.



CGI furniture added





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	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 with 189 years from March 1972 (133 years remaining)
Service Charge and Ground Rent:	50% of any outgoings and £50 per annum
Service charge covers	Building insurance and communal repairs and maintenance
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1,519.51 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Step to front door and level access throughout the flat
Connected services / utilities:	Mains drainage and water, gas, electricity, telephone and broadband (fibre and cable) available locally
Heating:	Gas central heating via radiators
Flood risk:	Ask agent

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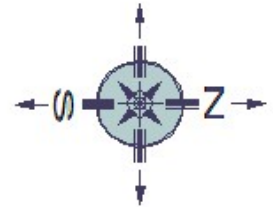
Two bedroom Edwardian Ground Floor Maisonette

Offers in excess of: £550,000

**Approximate gross internal floor area:
706 Sq. Ft. (65.6 Sq. M.)**



Ground Floor



 = Reduced headroom below 1.5 m / 5'0

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1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or 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. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.
2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.
3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.