

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

Kerr&co



Hetley Road, London W12

An immaculate recently refurbished one bedroom garden flat set on the raised ground floor of this Victorian converted building.

This light and spacious flat has high ceilings making it feel very airy and has retained many of its period features with a grand stone fireplace, sash windows and cornicing. The property comprises of reception room that opens through to kitchen/dining room, steps down to private garden, bedroom and shower room. The flat is situated on this popular tree lined street off Uxbridge Road in a very sought after residential location, with easy access to transport links and shopping facilities at Shepherd's Bush Green and Westfield complex.

Asking Price: £450,000 Share of freehold

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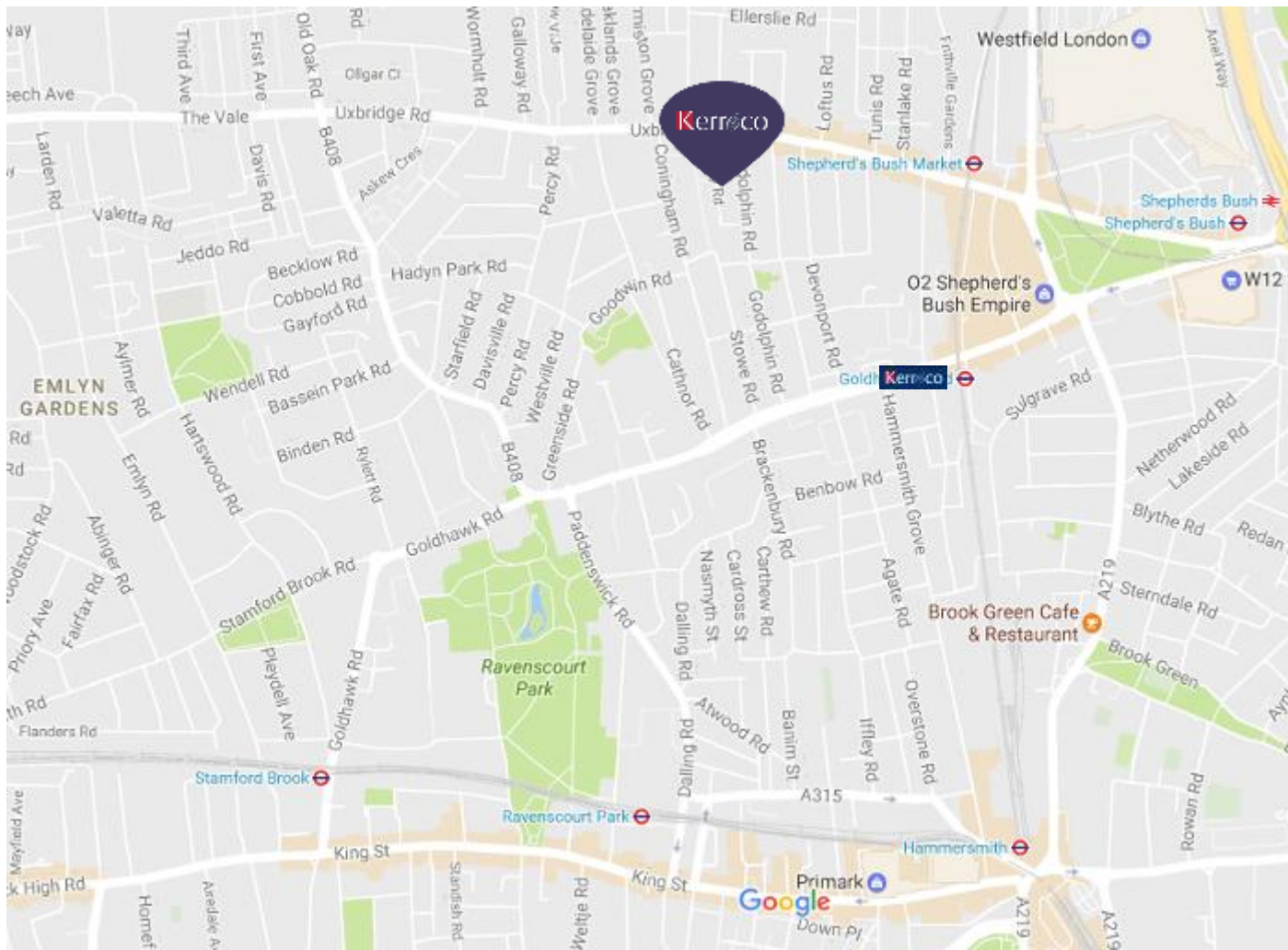




Hetley Road, London W12 8BA

One bedroom raised ground floor flat
 Recently refurbished to a high standard
 High ceilings, many period features
 Double bedroom with built in wardrobes
 Private garden
 Kitchen/dining room
 Beautiful finishes
 Victorian conversion
 Easy access to transport and shopping facilities
 Shepherd's Bush Green and West London Westfield
 Complex





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 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.

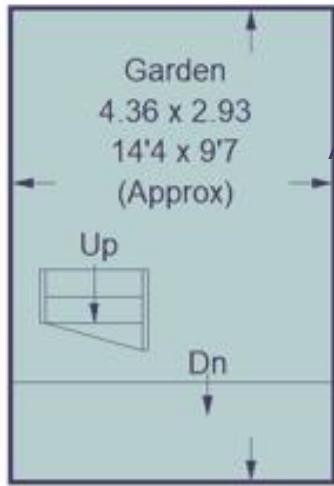
Tenure:	Share of freehold Lease 999 years from 2024
Service Charge & Ground Rent:	None and peppercorn
Service charge covers	Building insurance, repairs and maintenance and communal electricity
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band C (£1350.68 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps up to front door, step down into the bedroom & steps out to the garden.
Connected services / utilities:	Mains drainage and water, gas, electricity, telephone and broadband (fibre and cable) available locally
Heating:	Gas /Electricity central heating via radiators & electric under floor heating to bathrooms.
Flood risk:	Ask agent

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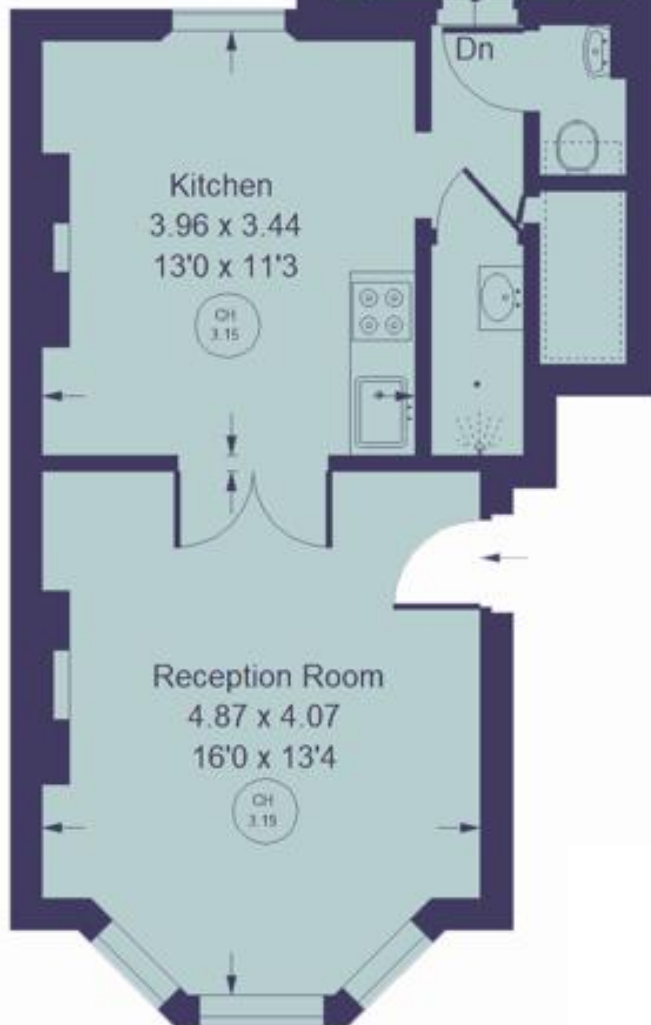
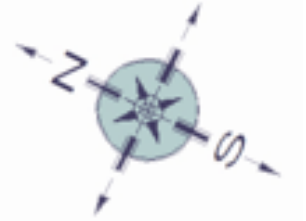
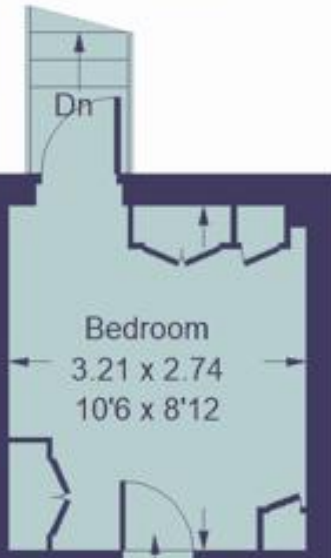
Asking Price: £450,000

One-bedroom Victorian conversion garden flat

Approximate gross internal floor area: 525 Sq. Ft./ 48.8 Sq. M.



To Garden



Raised Ground 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.