

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

Kerr & co



Collingbourne Road, London W12

A three bedroom, split level maisonette providing 841 sq ft of accommodation, set on the first and second floor of this converted Edwardian maisonette, benefitting from an East-West aspect, bathing the flat in natural light.

This well-presented maisonette offers a modern open-plan reception room with an integrated kitchen, three bedrooms, and a spacious bathroom. Benefiting from a East-West aspect, generous storage and electric underfloor heating throughout. Situated in a sought-after location in Shepherd's Bush, the property benefits from excellent transport links, being within walking distance from Wood Lane and Shepherd's Bush Stations (Hammersmith & City, Central, Circle and Mildmay lines), as well as being in easy reach of the extensive shopping and leisure amenities along the Uxbridge Road and of the well renowned Westfield shopping complex, including John Lewis and the exclusive Soho House private members' club.

Offers in excess of: £450,000 Leasehold

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Collingbourne Road, London W12 0JQ

Spacious three bedroom Edwardian maisonette.
Reception room with open plan modern integrated kitchen.

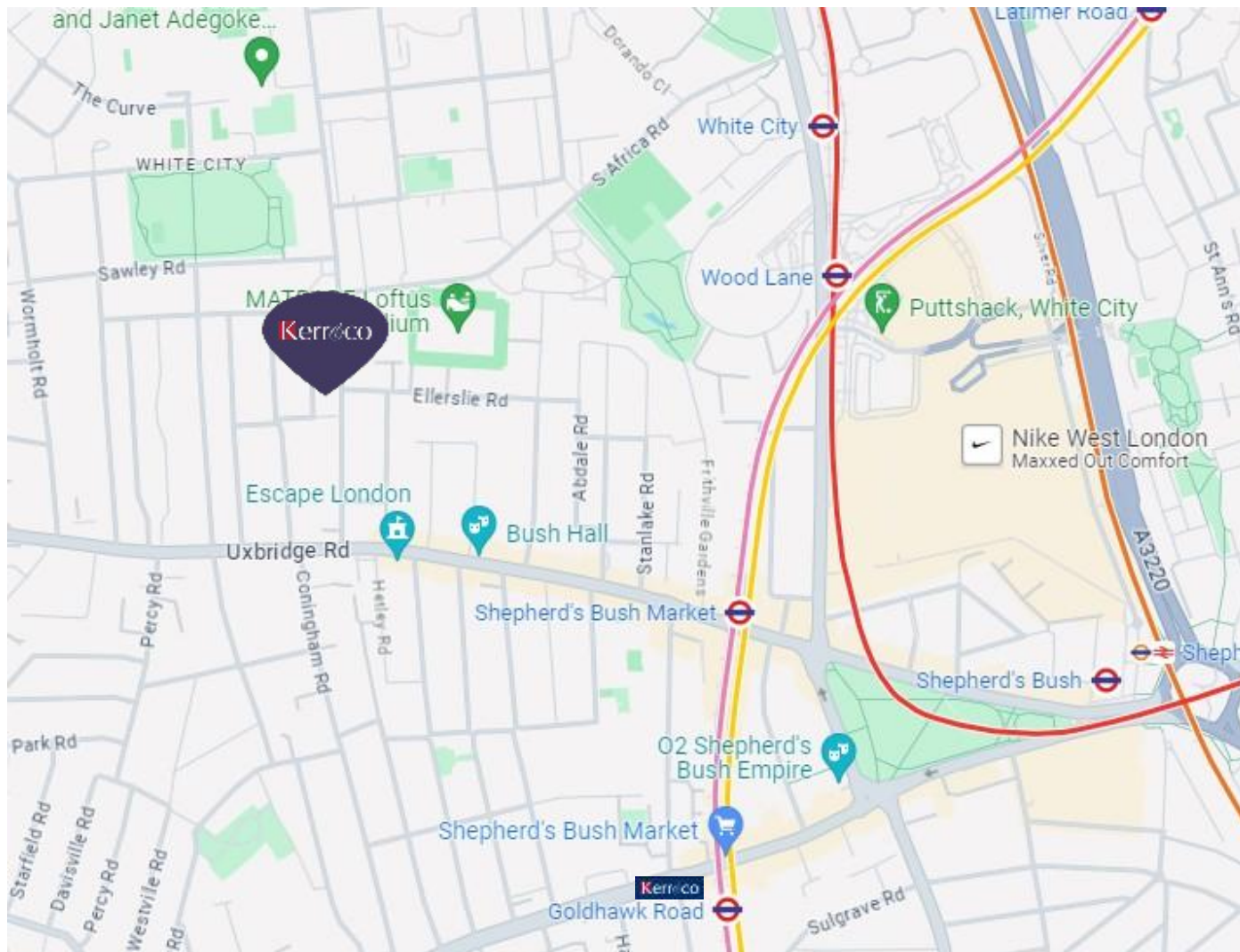
East-West aspect bathing the flat in natural light.
Electric underfloor heating throughout.

Spacious Bathroom.

Well located for ease of access to Wood Lane and
Shepherd's Bush underground stations (Central, Circle,
Hammersmith & City and Mildmay 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		73 C
55-68	D	67 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 150 years from 2009 (137 years remaining)

Service Charge and Ground Rent: £1,778.72 + £572.37 for buildings insurance and £200 per annum

Service charge covers Building insurance, communal electricity, repairs and maintenance, contribution to a sinking fund

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: Steps up to flat door and a stair case connecting all levels

Connected services / utilities: Mains water and drainage, electricity and broadband (both fibre and cable available locally).

Heating: Air source heat pump

Flood risk: Ask agent

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Offers in excess of: **£450,000**

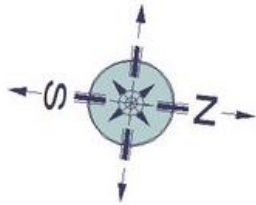
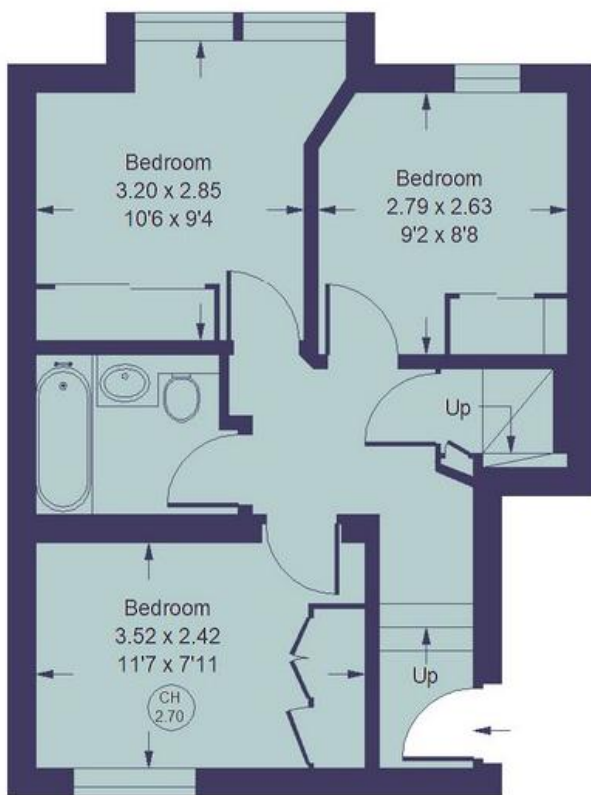
Three bedroom Edwardian converted maisonette.

Approximate gross internal floor area: **841 Sq. Ft./ 78.1 Sq. M.**
(including eaves storage)

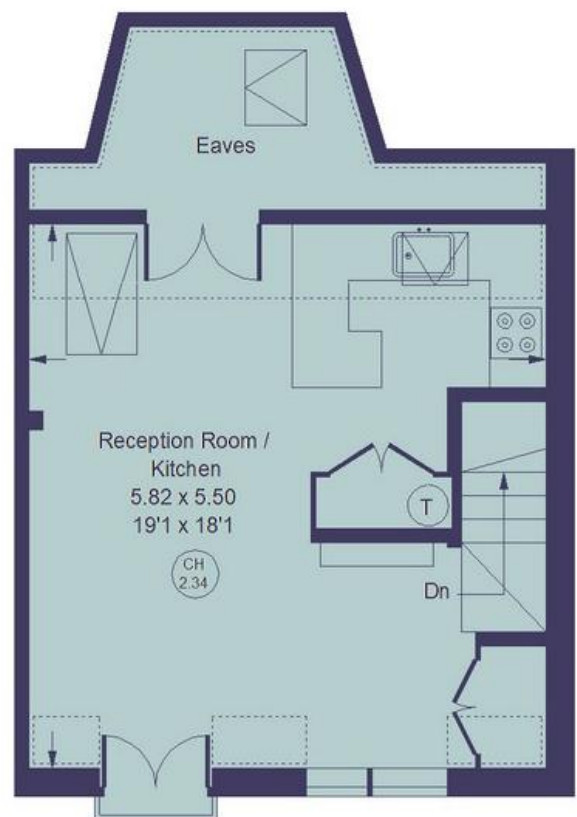
Approx Gross Internal Area = 71.7 sq m / 772 sq ft

Eaves = 6.4 sq m / 69 sq ft

Total = 78.1 sq m / 841 sq ft



First Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0"

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 are for guidance. The 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/fittings 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.