

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

Kerr&co



Scotts Road, London W12

A well presented flat set on the first floor of this well managed block which comes with private off street parking space.

The flat offers 637 sq ft of accommodation, comprising of large open plan reception room/kitchen, a bathroom and two double bedrooms. Is well placed for local amenities and is a stone's throw away from Goldhawk Road underground station, the highly regarded St Stephen's Primary School, shopping and leisure facilities at Shepherd's Bush Green and West London Westfield Complex.

Guide Price: £415,000 Leasehold

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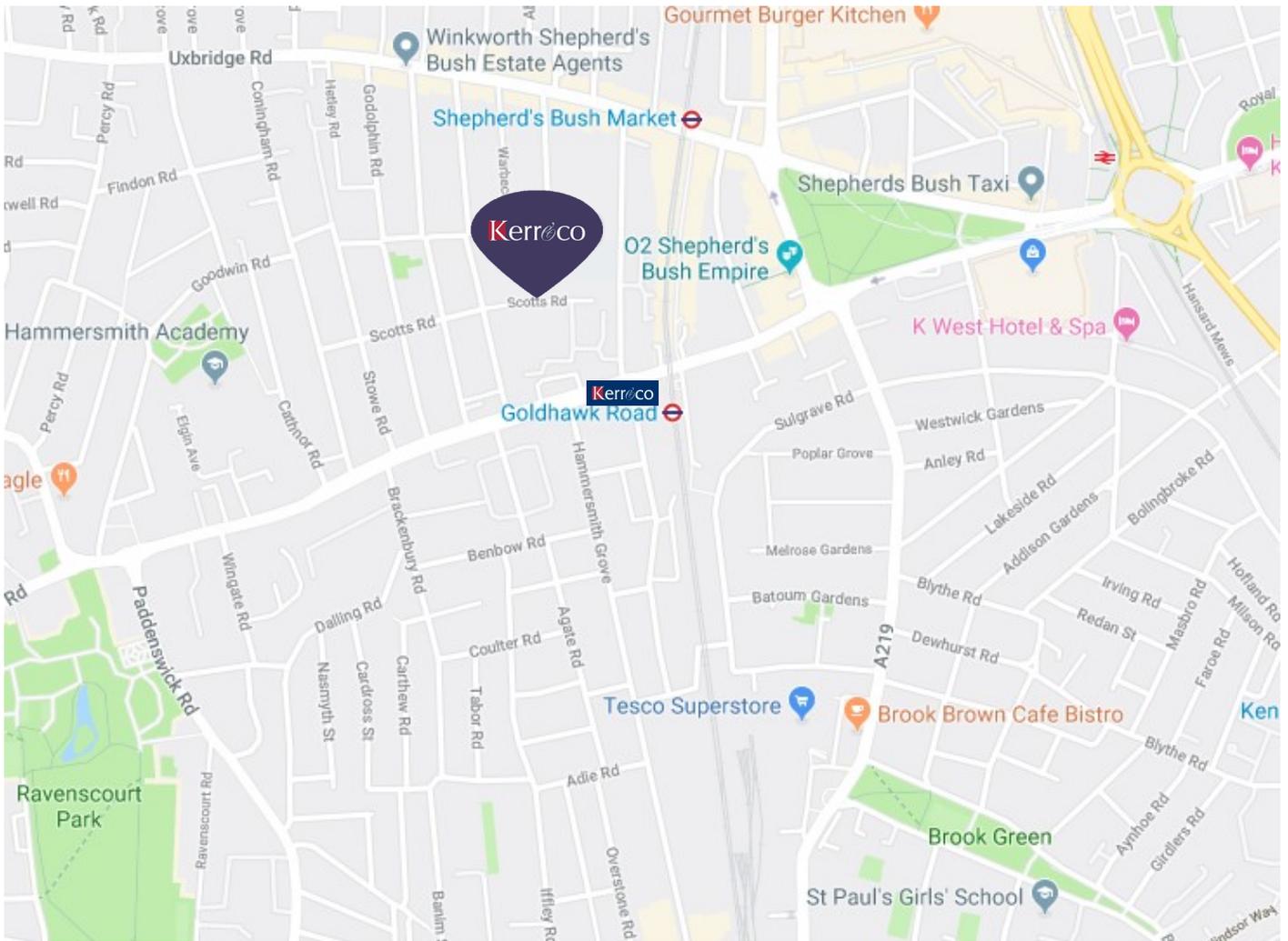
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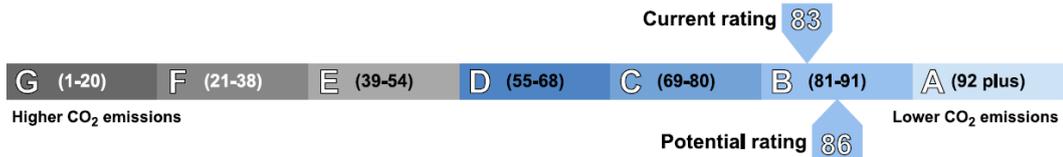
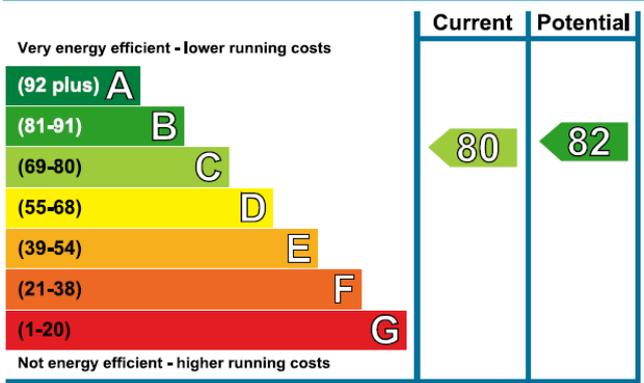


Scotts Road, London W12 8HP

Open plan kitchen/reception room
Two double bedrooms
Light and spacious accommodation offering 637 sq ft
Private off street parking space
Well managed block
Extremely well located within a stone's throw of
Goldhawk Road tube station and shopping facilities
and other transport links at Shepherd's Bush Green
and West London Westfield Complex



Energy Efficiency Rating



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.

Scotts Road W12 8HP

Two bedroom first floor flat
Approximate gross internal floor area
637 SQ. FT. (59.2 SQ. M.)

Guide Price: **£415,000**

Tenure: **Leasehold**

Lease: **189 years from 10th Jan 2017**

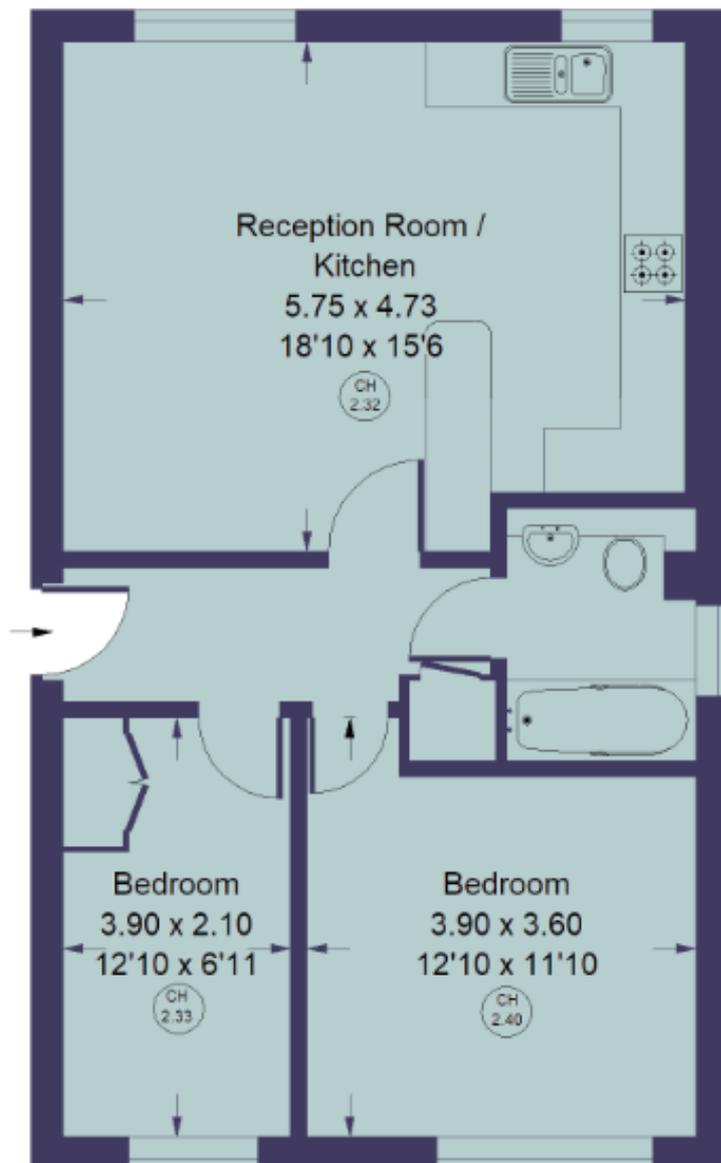
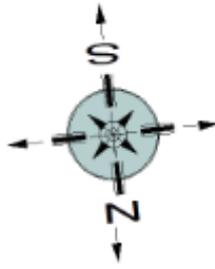
Service charge: **£1,417.56 per annum**

Ground rent: **£30 per annum**

EPC Rating:

Parking: **Private off street parking space**

Council Tax: **Band D**



First Floor



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.