

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

Kerr&co



Lime Grove, London W12

A bright, generously proportioned (almost 800 sq. ft.) and well configured, two bedroom flat set on the second (top) floor of this Grand Victorian converted building with the entrance being on the first floor.

This impressive flat offers almost 800 square feet of internal space and provides two equal sized double bedrooms, a bathroom on the half landing and a sizable reception room with semi open plan kitchen. This stylish and well presented flat benefits from a share in the freehold with a 999 year underlying lease, engineered oak floor in the living space, excellent storage space with access to the loft space, a utility area. Lime Grove is a popular location within a stone's throw of transport and shopping facilities at Shepherd's Bush Green and West London Westfield shopping complex.

Asking Price: £550,000 Share of Freehold inc. a 999 year lease

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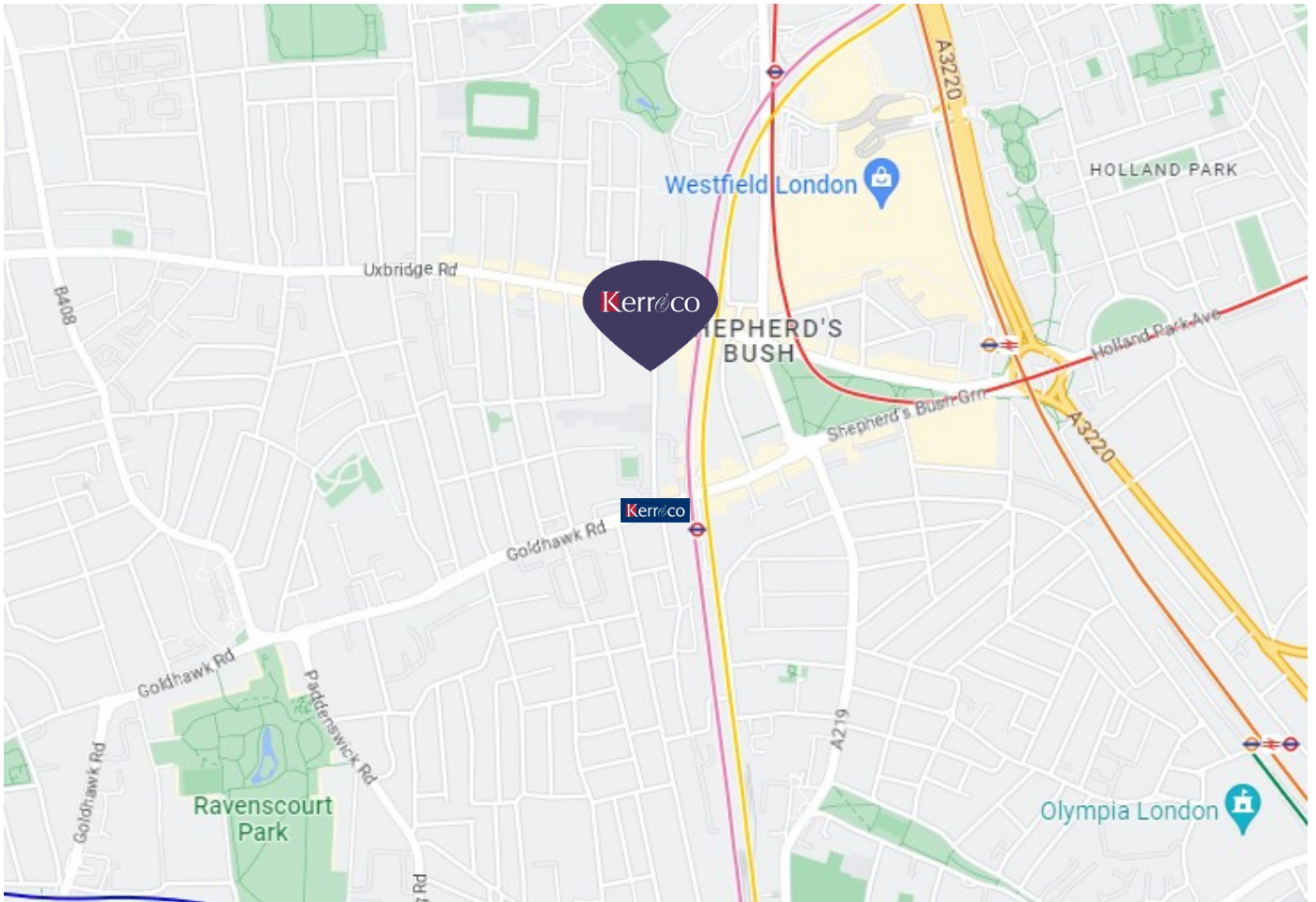




Lime Grove, London W12 8EA

Offers circa 800 Sq. Ft. of accommodation.
Share of freehold with a 999 year lease.
Immaculate condition throughout.
Two equal sized double bedrooms.
Grand Victorian converted building.
Central location for ease of access to transport and leisure facilities at Shepherd's Bush Green and London Westfield
Generous rooms throughout.
Two tube stations at either end of Lime Grove.
NB: These are library photos





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	65 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.

Lime Grove, W12 8EA

Top floor two bedroom Victorian conversion

Approximate gross internal floor area : **788 Sq. Ft. (73.2 Sq. M.)**

Asking price: **£550,000**

Tenure: **Share in the freehold with a lease of 999 years from 30/1/2015**

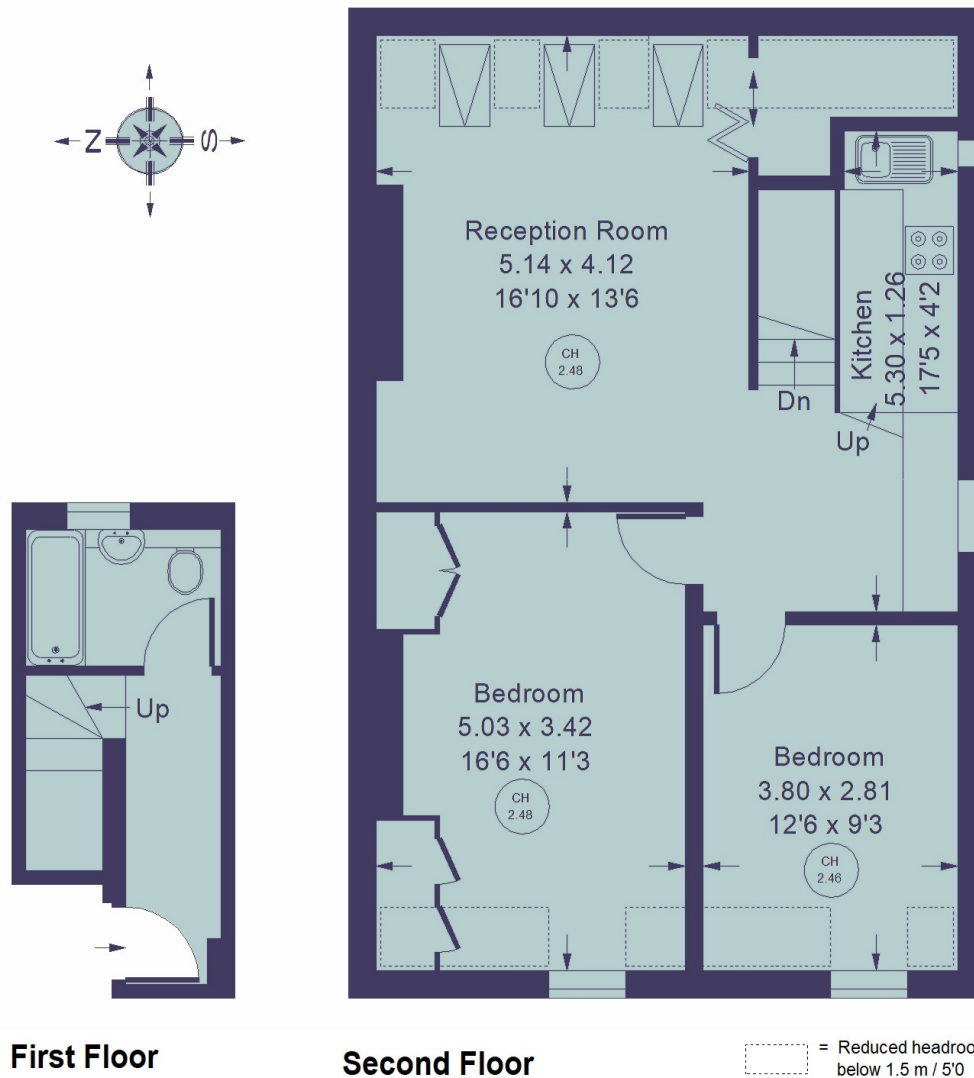
EPC Rating: **D57**

Parking: **Residents parking permit**

Council Tax: **Band D**

Lime Grove, W12

Approx. Gross Internal Area
73.2 sq m / 788 sq ft



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/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.