

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

Kerr&co



Richmond Way, London W12

A one bedroom flat in a quiet location, a few minutes walk from Shepherd's Bush station and Westfield London, with no onward chain, a bright west-facing reception room, share of freehold, with a 954 year lease and a low annual service charge of approximately £550.

A well presented one bedroom flat providing approximately 425 sq ft of accommodation, set on the raised ground floor of this Victorian conversion on a quiet residential street. The accommodation comprises a bright west-facing reception room with high ceilings, a separate kitchen, one double bedroom and a modern bathroom. The west-facing aspect allows plenty of natural light into the reception room. Further benefits include no onward chain, a share of freehold, an underlying lease of approximately 954 years, peppercorn ground rent and a low annual service charge of approximately £550. Richmond Way is ideally located just a short walk from Shepherd's Bush station, Westfield London and the newly transformed Olympia, with its restaurants, bars, live music and events. Goldhawk Road and Kensington (Olympia) stations are also nearby with Holland Park, Notting Hill and Soho house all within easy reach.

Offers in excess of: £400,000 Share of freehold

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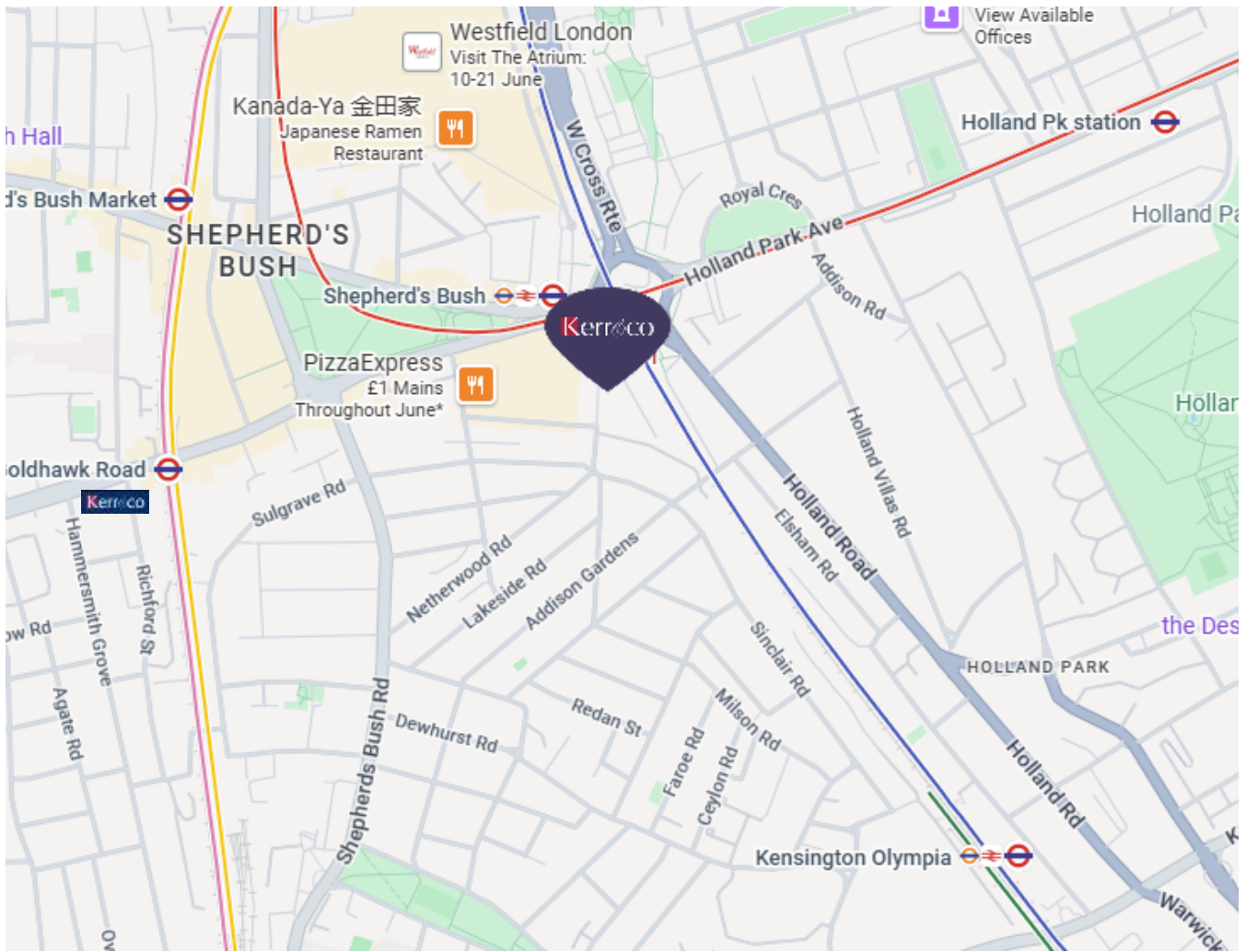


Richmond Way, London W12 8LQ



One bedroom Victorian conversion flat
 No onward chain.
 Separate kitchen.
 Bright west-facing reception room with high ceilings.
 Spacious Bathroom.
 Quiet residential street.
 A few minutes' walk from Shepherd's Bush
 underground & overground station.
 Around four minutes' walk from Westfield London.
 Approximately 12 minutes' walk from
 the recent wonderful Olympia London development .
 Low annual service charge of approximately £550 and
 peppercorn ground rent.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	76 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.

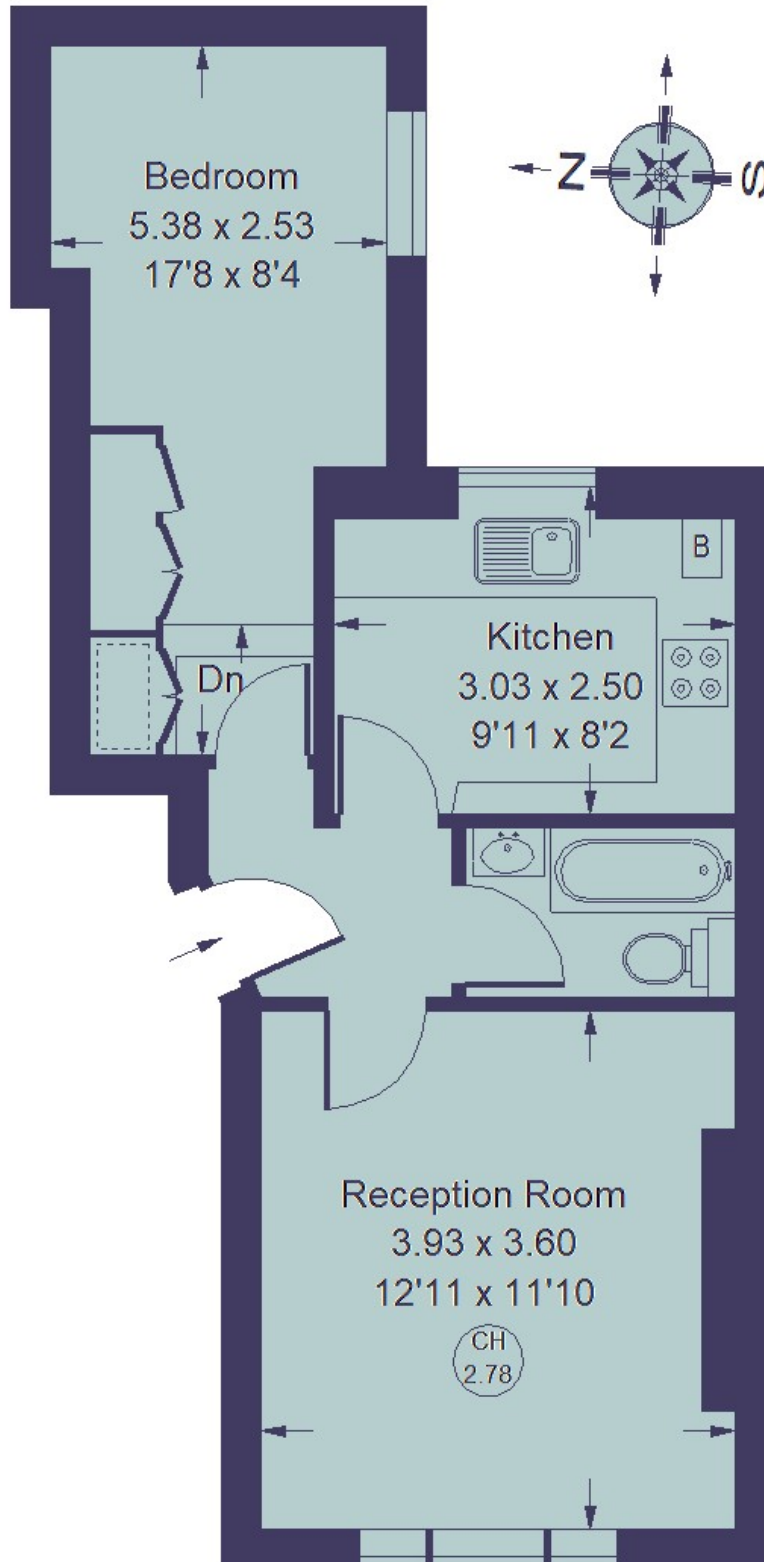
Tenure:	Share of freehold with an underlying lease of 954 years
Service Charge and Ground Rent:	£550 and peppercorn
Service charge covers	Building insurance, communal electricity and general repairs and maintenance
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band C (£1,350.68 for current financial year 26/27)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps up to front door, with level access throughout the flat
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood risk:	Ask agent

Richmond Way W12 8LQ

Offers in excess of: **£400,000**

One bedroom Victorian conversion flat

Approximate gross internal floor area: **425 Sq. Ft. / 39.5 Sq. M.**



Raised Ground Floor

 = Reduced headroom below 1.5 m / 5'0

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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.