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



Lime Grove, London W12

A characterful one bedroom flat providing approximately 601 sq ft of accommodation, set on the raised ground floor of an attractive period building. Benefiting from a share of freehold, high ceilings throughout, and offers scope to improve to a buyers own tastes.

The accommodation comprises a spacious reception room, a separate kitchen, a large double bedroom, built-in storage, and a large bathroom. Benefiting from period features and high ceilings throughout . Lime Grove is a residential street between Goldhawk Road and Uxbridge Road, well placed for local shops, cafés and restaurants. Goldhawk Road and Shepherd's Bush Market Underground stations are nearby, with Shepherd's Bush station and the extensive shopping and leisure facilities of Westfield London also within easy reach.

Asking Price: £425,000 Share of Freehold

020 8743 1166
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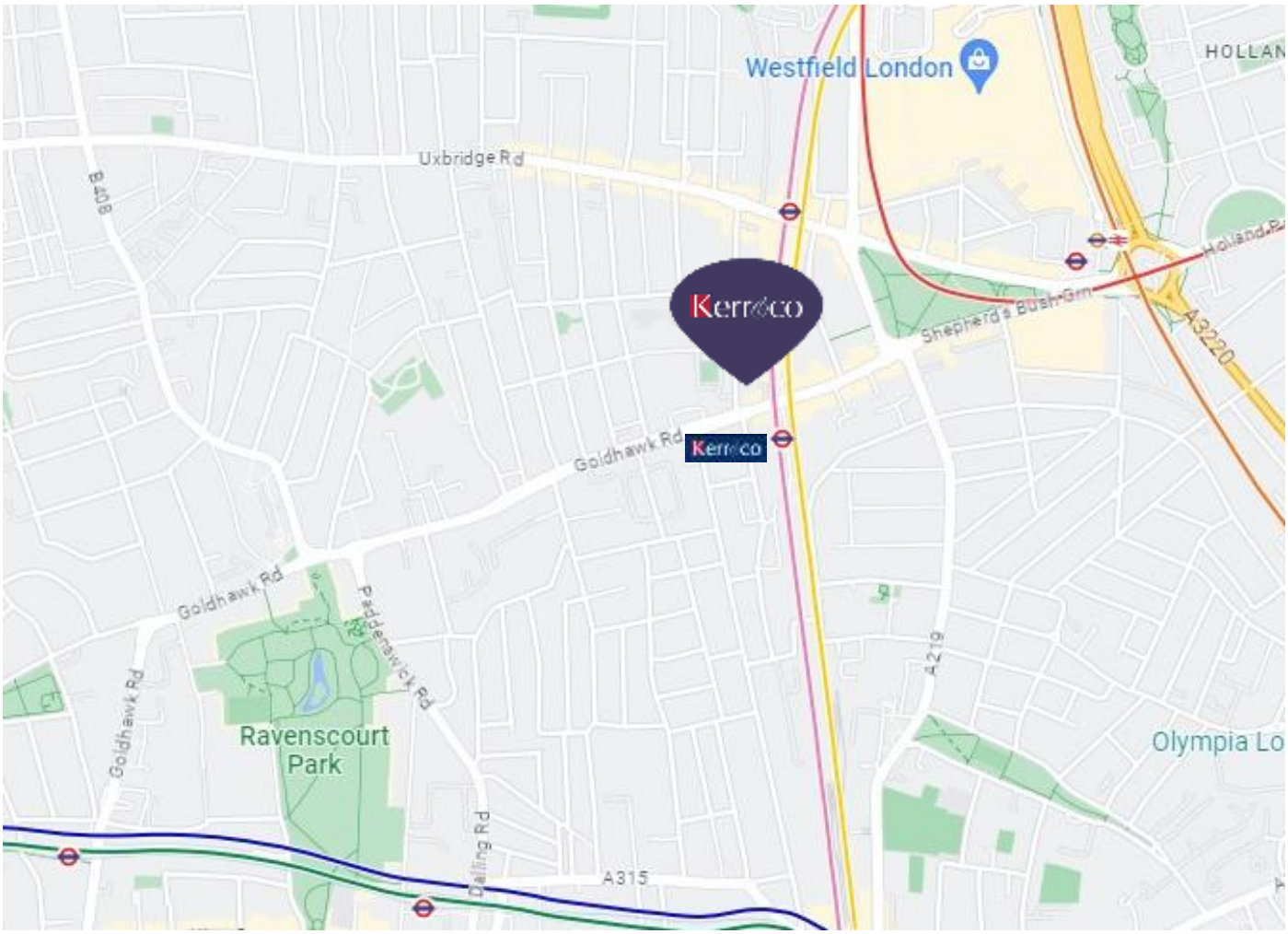


Lime Grove, London W12 8EE

One bedroom raised ground floor flat.
Approximately 601 Sq. Ft. / 55.8 Sq. M.
Share of freehold.
Spacious reception room.
Separate kitchen.
Large double bedroom with bay window.
Ceilings over three metres and ornate cornicing.
Built-in storage.
Close to Goldhawk Road and Shepherd's Bush Market Underground stations.
Within easy reach of Westfield London.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 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.

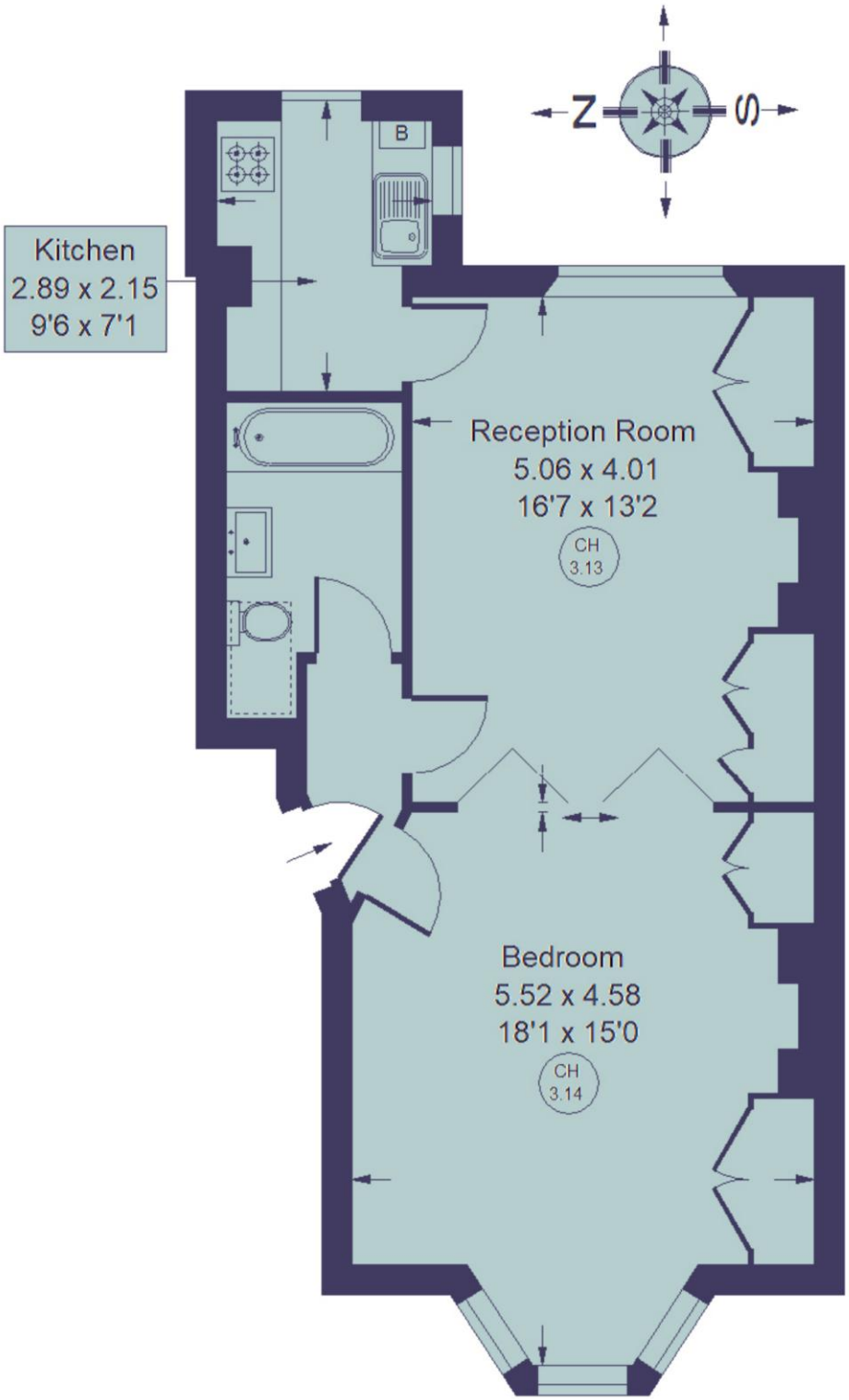
Tenure:	Share of freehold with an underlying lease of 999 years from 25th March 2009
Service Charge and Ground Rent:	TBC
Service charge covers	Building insurance, repairs and maintenance and communal electricity
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1,519.51 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps up to front door and level access within the flat
Connected services / utilities:	Mains drainage and water, gas, electricity, telephone and broadband (fibre and cable) available locally
Heating:	Gas central heating via radiators and electric under floor heating to bathrooms
Flood risk:	Ask agent

Lime Grove W12 8EE

Asking Price: **£425,000 Share of Freehold**

One bedroom raised ground floor flat

Approximate gross internal floor area: **601 Sq. Ft. / 55.8 Sq. M.**



Raised Ground Floor

= Reduced headroom below 1.5 m / 5'0

Kerr&co

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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 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. 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.