



Goldhawk Road, Shepherd's Bush, W12

£675,000 Leasehold

A stunning two bedroom, two bathroom flat with private roof terrace.

Reception Room | Kitchen | 2 Bedrooms | En Suite Shower Room | Shower Room | Study Room | Roof Terrace | 930 Sq Ft / 86 Sq M | Council Tax Band D | EPC Rating Band C

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LOCATION

The location is ideal for the various amenities on offer in the area including numerous superb pubs and restaurants, whilst Westfield London and the former TV Centre with White City House are only moments away. Transport links include stations at Goldhawk Road (Hammersmith & City and Circle Underground lines) and Shepherds Bush (Central Underground line and London Overground lines)

DESCRIPTION

Offered in superb condition throughout, blending both traditional and contemporary styles, this split level flat offers accommodation comprising entrance hall, reception room with separate study area, kitchen, shower room and two double bedrooms, one of which has an ensuite bathroom. Furthermore the flat benefits from a roof terrace and its own private entrance.

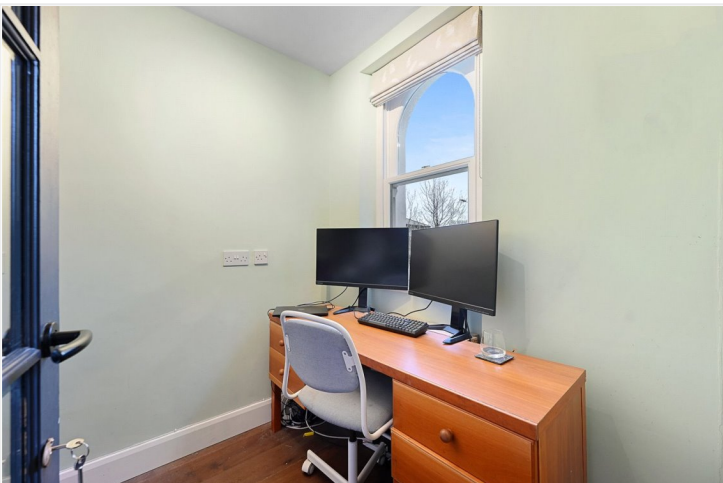




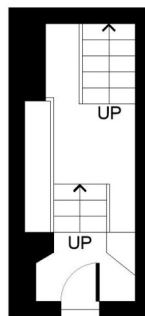
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold.

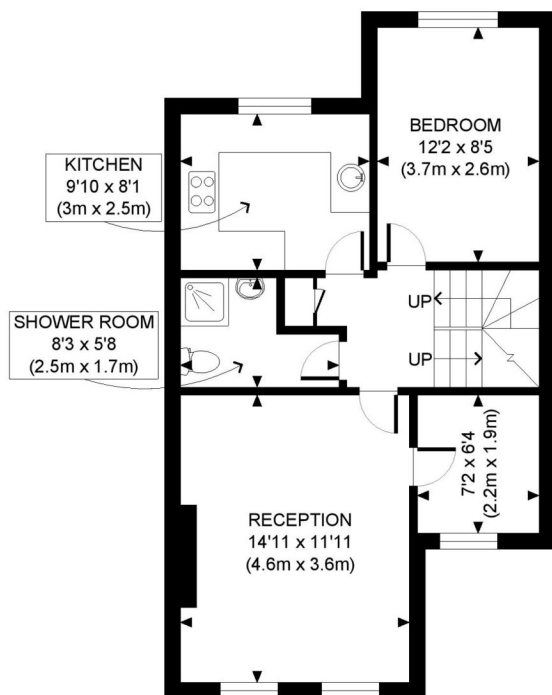
PRICE: £675,000 Leasehold



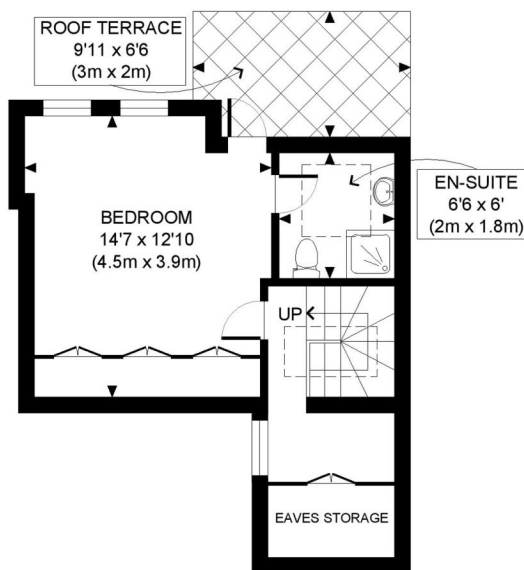
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 83 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 536 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 311 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 286 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 930 SQ FT/ 86 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 905 SQ FT/ 84 SQM

PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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for every step...

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