



Goldhawk Road, W12

£685,000 Share of Freehold

A fabulous two double bedroom flat with stunning garden and summer house, in a converted Victorian house.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Garden | Summer House | 851 Sq Ft / 79 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 Shepherd's Bush (Central Underground line and London Overground lines)

DESCRIPTION

The flat offers well proportioned accommodation comprising reception room with fireplace, kitchen, bathroom and two double bedrooms. The flat further benefits from a large private garden with summer house, ideal for use as a home office.

Share of Freehold with an underlying lease of 125 years from 28 June 2004

SC:- Ad hoc, just pay buildings insurance each year at a cost of c.£500 p.a. per flat

GR:- N/A






LOCAL AUTHORITY
Hammersmith & Fulham

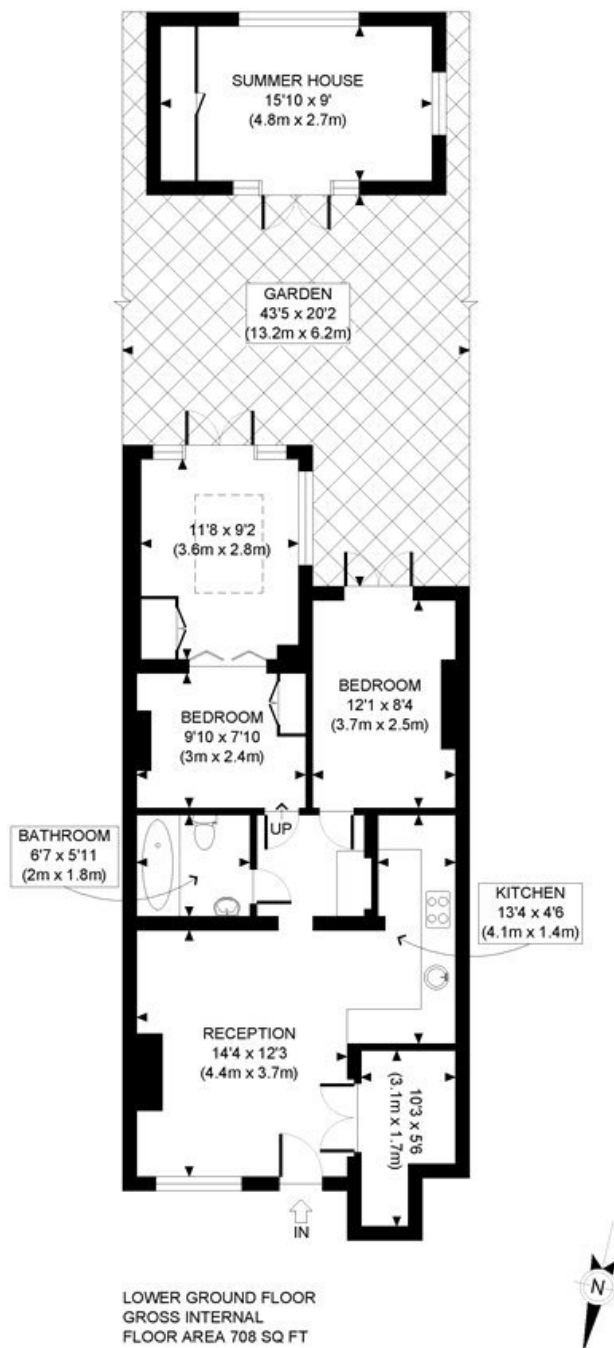
TENURE
Share of Freehold.

PRICE: £685,000 Share of Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	79
(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 	



APPROX. GROSS INTERNAL FLOOR AREA WITH SUMMER HOUSE: 851 SQ FT/ 79 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT SUMMER HOUSE: 708 SQ FT/ 66 SQM

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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.

PROPERTY PHOTO PLANS
THE STEP BY STEP PROPERTY BLUEPRINT

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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