



Goldhawk Road, London, W12

£685,000 Share of Freehold

A fabulous two double bedroom apartment with stunning, south facing 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 Shepherds Bush (Central Underground line and London Overground lines)

DESCRIPTION

This lovely apartment offers well proportioned accommodation, entered via a private entrance and comprises reception room with fireplace, kitchen, bathroom and two double bedrooms. The apartment further benefits from a stunning, south facing private garden with a well appointed summer house, ideal for use as a home office.

The property is offered with a share of the freehold, no ground rent payment and an ad hoc service charge.

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

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

Ground Rent:- N/A





LOCAL AUTHORITY
Hammersmith & Fulham

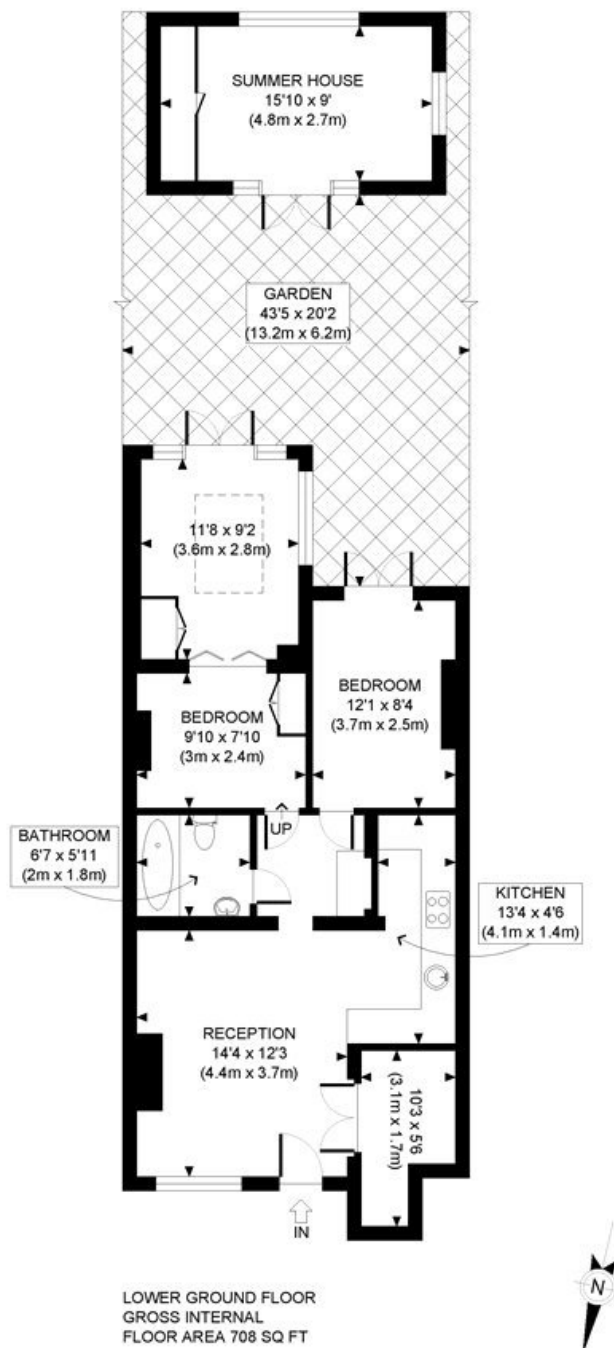
TENURE
Share of Freehold.

PRICE: £685,000 Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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 GUIDE TO PROPERTY PHOTOGRAPHY

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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