



Godolphin Road, London, W12

£425,000 Share of Freehold

A beautifully presented one-bedroom, split level flat with a private garden. Sold with a share of freehold and no onward chain.

Reception Room | Open Plan Kitchen | Bedroom | Bathroom | Basement | Garden | 869 Sq Ft / 81 Sq M | Council Tax Band C | EPC Rating Band D

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LOCATION

Godolphin Road is a quiet, residential tree lined street to the south of Uxbridge Road, moments from all the local amenities and transport links Shepherd's Bush has to offer. Askew Road with its array of independent restaurants, cafes and local pubs is also within walking distance.

Nearby you will find Hammersmith Park, the Television Centre development, Soho House, Westfield London and Ravenscourt Park. For transport you are nearby to Goldhawk Road and Shepherd's Bush Market stations (Hammersmith and City and Circle line), Shepherd's Bush station (central line), and the Overground.



DESCRIPTION

Presented to the market in excellent condition is this one-bedroom split level flat.

The property comprises a bright open plan reception room and kitchen with direct access to a lovely private garden.

The top floor has a double bedroom with a beautiful modern ensuite bathroom.

On the ground floor there is also access to a basement which is ideal for storage. The property is sold with a share of freehold and has no onward chain.



Share of Freehold with an underlying lease of 999 years from 25 December 2002

Service Charge: Ad hoc (Building Insurance is £600 pa)

Ground Rent: peppercorn



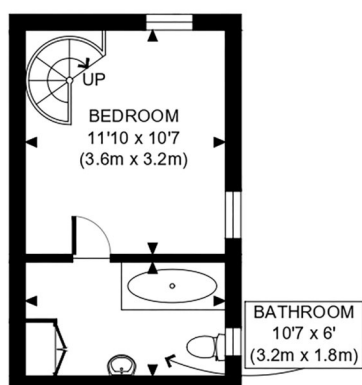
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 975 years 3 months.

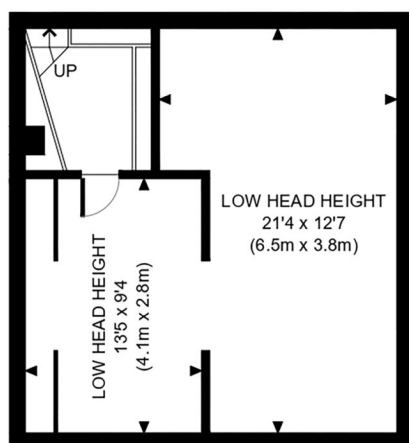
PRICE: £425,000 Share of Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

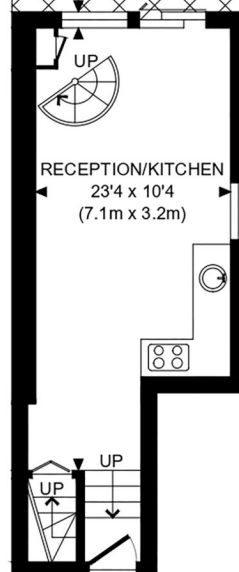
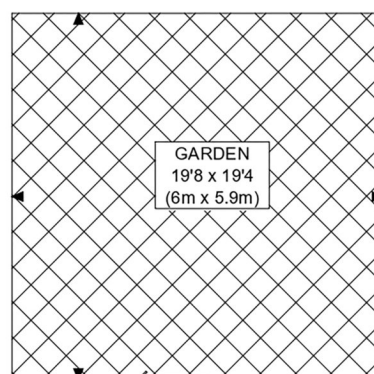




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 193 SQ FT



BASEMENT
GROSS INTERNAL
FLOOR AREA 420 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 256 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA INCLUDING BASEMENT: 869 SQ FT/ 81 SQM
APPROX. GROSS INTERNAL FLOOR AREA EXCLUDING BASEMENT: 449 SQ FT/ 42 SQM

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for every step...

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