



## The Grange, Goldhawk Road, London, W12

£495,000 Leasehold

A substantial two double bedroom flat on the third floor (with lift) of a purpose built block.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Balcony | 633 Sq Ft / 59 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 both Brackenbury Village and Shepherds Bush, 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

The flat offers accommodation which comprises entrance hall, kitchen, two double bedrooms, bathroom and reception room with balcony, which offers rooftop views down Wingate Road.

Lease:- 125 years from 29 September 2019

Service Charge:- £1400 p.a.

Ground Rent:- £10 p.a.





**LOCAL AUTHORITY**  
Hammersmith & Fulham

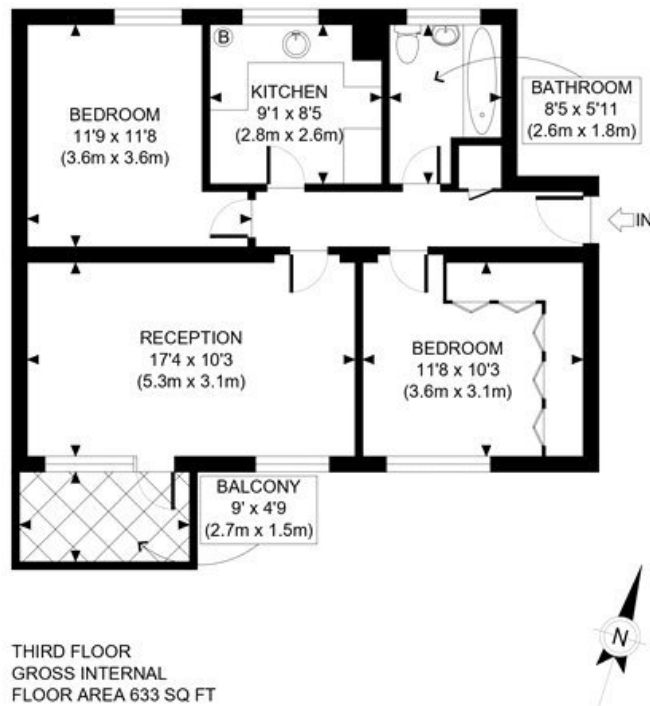
**TENURE**  
Leasehold 119 years 3 months.

**PRICE:** £495,000 Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





APPROX. GROSS INTERNAL FLOOR AREA: 633 SQ FT/ 59 SQM

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THE GRANGE, W12

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 WAY TO THE PROPERTY'S POTENTIAL

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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