



Melville Court, Goldhawk Road, London, W12

£350,000 Leasehold

A well presented two bedroom flat on the first floor of this popular building. The property is being sold with a newly extended lease on completion and no onward chain.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Balcony | 538 Sq Ft / 50 Sq M | Council Tax Band C | 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

A recently refurbished two bedroom flat located just off Goldhawk Road.

The flat comprises bright reception room with access to a balcony, separate kitchen, two double bedrooms and a family bathroom.

The property is being sold with a newly extended lease on completion and also has no onward chain.

Leasehold: 125 years 25 Dec 1972 (extending the lease currently - will be 162 years once done)

Service Charge: £3,500 to £4,000 per annum (includes building insurance and heating and hot water)

Ground Rent: £120 per annum (will be peppercorn once the lease extension is done)





LOCAL AUTHORITY

Hammersmith & Fulham

TENURE

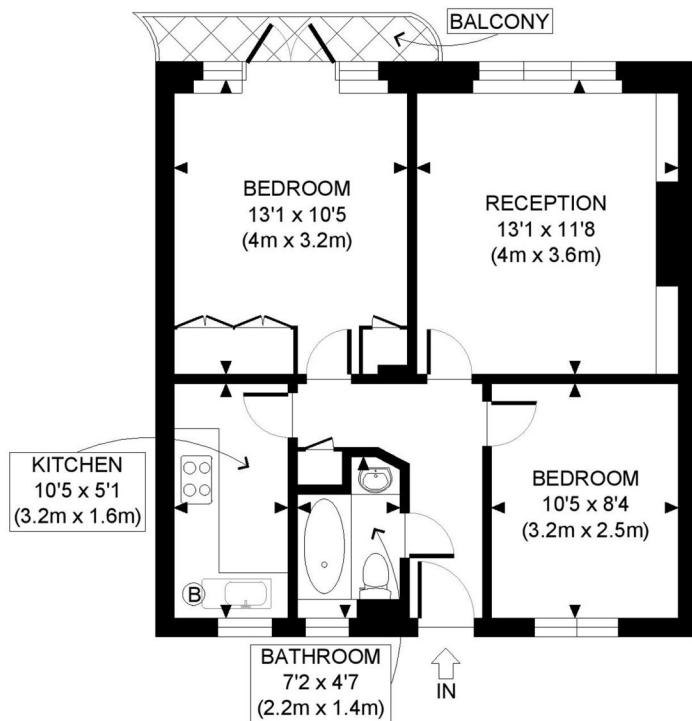
Leasehold 72 years (extending the lease currently – will be 162 years once done)

PRICE: £350,000 Leasehold



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

69 C 72 C



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 538 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 538 SQ FT/ 50 SQM

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MELVILLE COURT, 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 ONE STEP SNAPSHOT FOR PROPERTY MARKETING

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.

Shepherds Bush | 020 8735 3266 | shepherdsbush@winkworth.co.uk

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for every step...

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