



**Stamford Court, Goldhawk Road, Hammersmith, W6**

Asking Price: £250,000

 Benham  
& Reeves

# Stamford Court, Goldhawk Road, Hammersmith, W6

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Newly refurbished one bedroom flat set on the third floor and finished to a high standard. The living room has a stunning feature wall, wooden flooring throughout and an open-plan kitchen including an island and integrated appliances. The spacious bedroom includes built-in wardrobes, providing plenty of storage space. You also have a beautifully designed, fully tiled three piece shower room.

Stamford Court is located on the borders of Hammersmith and Chiswick. Chiswick High Road/King Street is a short walk away to an array of shops and restaurants and Ravenscourt Park is also within walking distance. Additional benefits include an on-site porter, private parking and lift access.

Residents enjoy transport links being in close proximity, with Stamford Brook station being a stone's throw away (0.3 miles) and a short walk away to Turnham Green station.





## Property Features:

- One Bedroom
- One Bathroom
- Third Floor
- Extended Lease
- Newly refurbished to a high standard
- Square Feet (Approx.)
- Off Street Parking
- On Site Porter
- Stamford Brook Station (0.3 miles) - District Line
- Turnham Green Station (0.5 miles) – District & Piccadilly Lines

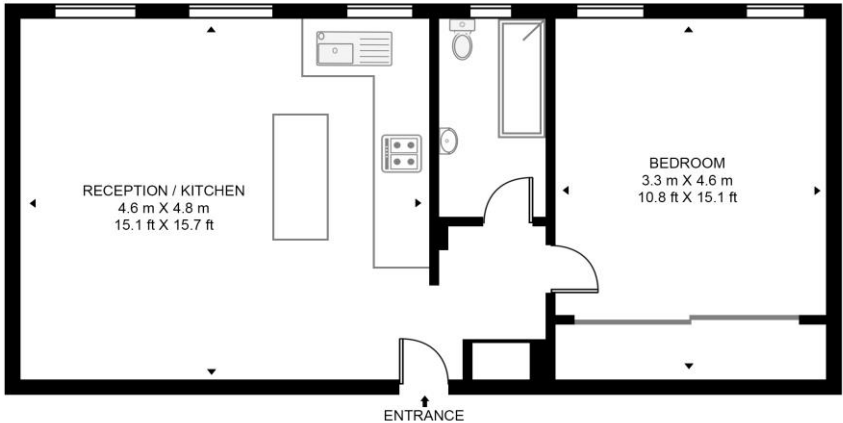





# Stamford Court, Goldhawk Road, Hammersmith, W6



**STAMFORD COURT, GOLDHAWK ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 484 SQ.FT (45 SQ.M)



THIRD FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£250,000
Tenure:	Leasehold Expires 24/03/2034 Approximately 112 Years Remaining
Ground Rent:	Nil
Service Charge:	£3,600.00 (per annum) for the year 2024
Anticipated Rent:	£2,250.00 pcm Approx. 10.8 % Yield

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN240202

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