



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

Asking Price: £230,000

 Benham  
& Reeves

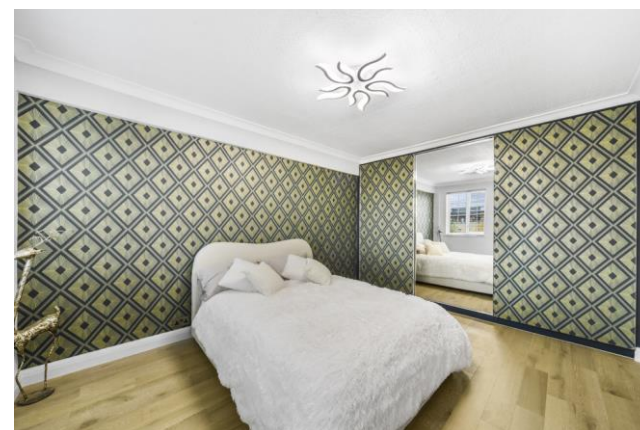
# Stamford Court, Goldhawk Road, Hammersmith, W6

 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:

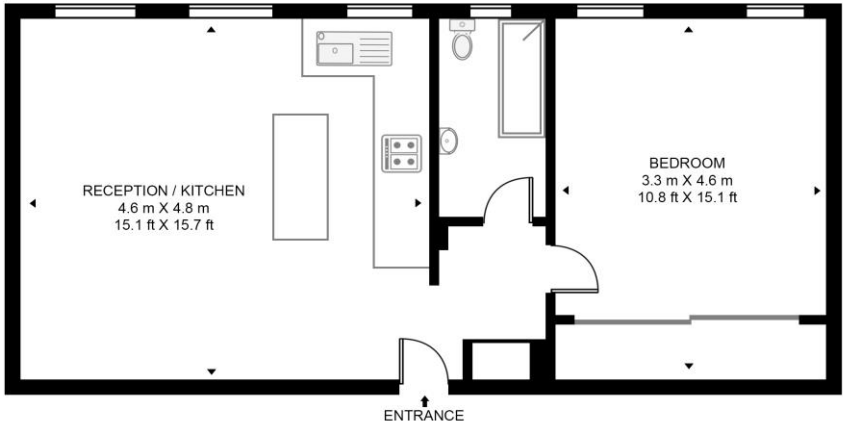
- One Bedroom
- One Bathroom
- Third Floor
- Extended Lease
- Newly refurbished to a high standard
- Square Feet (Approx.)
- Off Street Parking
- On Site Porter
- Stamford Brook Station (0.3 miles) - District Line
- Turnham Green Station (0.5 miles) – District & Piccadilly Lines




# 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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:	£230,000
Tenure:	Leasehold Expires 23/03/2044 Approximately 19 Years Remaining
Ground Rent:	Nil
Service Charge:	£3,600.00 (per annum) for the year 2024
Anticipated Rent:	£2,250.00 pcm Approx. 11.7 % Yield

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN240202

T: 020 3282 3700

E: [hammersmith.sales@benhams.com](mailto:hammersmith.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

