



Stamford Court, Goldhawk Road, Hammersmith, W6

Asking Price: £200,000

Benham
& Reeves

Stamford Court, Goldhawk Road, Hammersmith, W6

 1 Bedroom  1 Bathroom  Leasehold

CASH BUYERS

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:

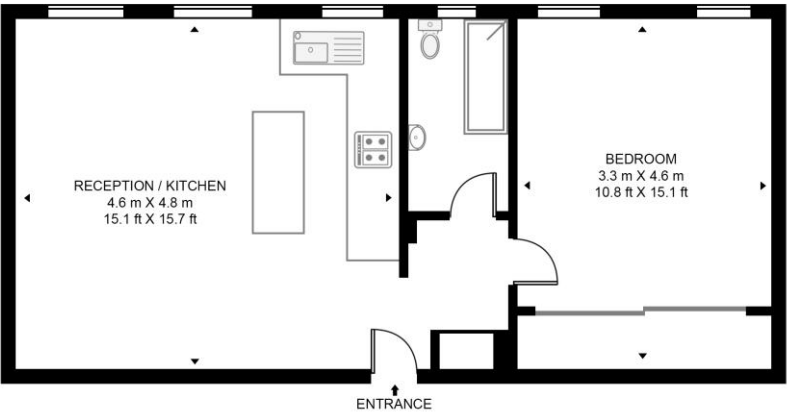
- CASH BUYERS Due To Short Lease
- One Bedroom
- Third Floor
- Extended Lease
- Newly refurbished to a high standard
- 484 Square Feet (Approx.)
- Off-Street Parking
- On-Site Porter
- Stamford Brook Station (0.3 miles) - District Line
- Turnham Green Station (0.5 miles) - District/Piccadilly Line




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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+) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.
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Terms & Conditions:

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| | |
|-------------------|---|
| Asking Price: | £200,000 |
| Tenure: | Leasehold Expires 23/03/2044 Approximately 18 Years Remaining |
| Ground Rent: | Nil |
| Service Charge: | £3,813.24 (per annum) for the year 2025 |
| Anticipated Rent: | £2,250.00 pcm Approx. 13.5% Yield |

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN240202

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