



**SHARP HOUSE, 91 GOLDHAWK ROAD, W12**  
£2,650 per month\*

**Carter Jonas**

# FLAT 7, SHARP HOUSE, 91 GOLDHAWK ROAD, LONDON, W12 8DZ

A gorgeous and modern two bedroom apartment with a balcony and plenty of natural light. EPC B

- Two double bedrooms
- Two bathrooms (one en-suite)
- Balcony
- Utility room
- Private parking
- Third floor (with lift)
- Outside space

## LOCATION

The development sits on the corner of both Hammersmith Grove and Goldhawk Road.

The nearest underground station is Goldhawk Road which is 0.1 miles away and serves Circle and Hammersmith and City lines.

There is a variety of local shops and restaurants close by as well as Westfield shopping centre is situated locally for more extensive shopping with its excellent retail, restaurant, leisure and additional transport facilities including Shepherds Bush (Overground and Central Line).

## THE PROPERTY

A modern third floor apartment comprising of two double bedrooms, two bathrooms and an open plan kitchen / reception.

The apartment benefits from allocated parking and a lift.

Holding deposit: 1 week's rent

Security deposit: 5 weeks' rent

Minimum term: 12 months

Council tax: Band E

No pets



## OUTSIDE

Balcony

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## ADDITIONAL INFORMATION

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Offers Available for a minimum term of 12 months longer terms will be considered

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Viewing Strictly by appointment

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Local Authority Council Tax Band E

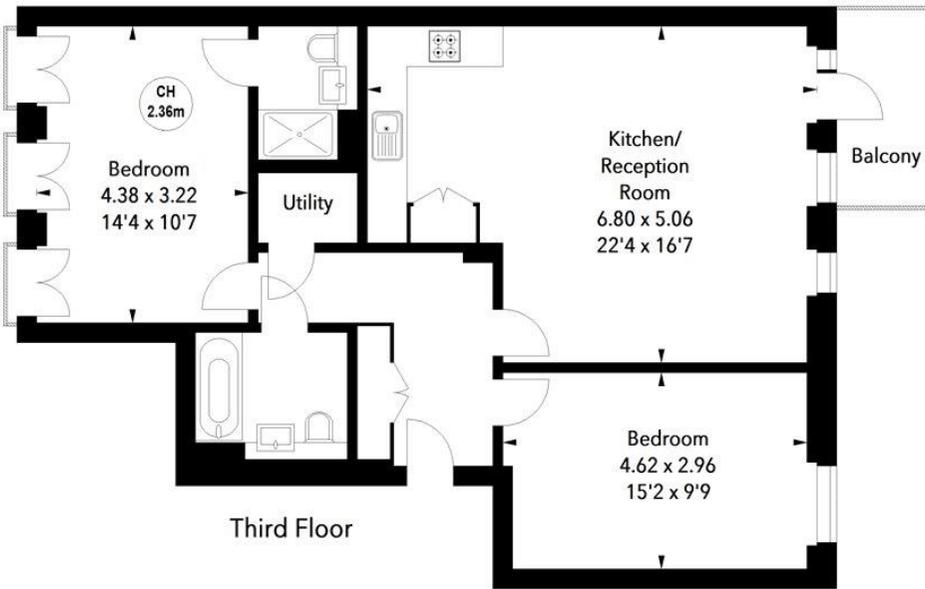
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# Sharp House, W12

Key :  
CH - Ceiling Height

Approximate Area = 78.78 sq m / 848 sq ft



Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data

### IMPORTANT INFORMATION

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