

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

Kerr&co



Godolphin Road, London W12

This exceptional, Victorian, terraced house is arranged with family life at the heart of the design, incorporating an incredible reception / dining/ kitchen occupying the main body of the house and a separate family room in the rear addition. The greater than average width on offer is noticeable from the moment you set foot inside this impressive house.

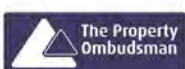
The property provides naturally light and spacious rooms. The accommodation provides a dual aspect reception room with open plan kitchen which leads on to the rear garden, a second reception room again leading onto the secluded rear landscaped garden. The first floor provides a master bedroom, a very large family bathroom, a separate cloakroom and a second double bedroom. The top floor provides two further bedrooms and a bathroom. There is also a large storage cellar providing extremely useful storage which subject to the usual consents could be converted.

Asking Price: £1,425,000 Freehold

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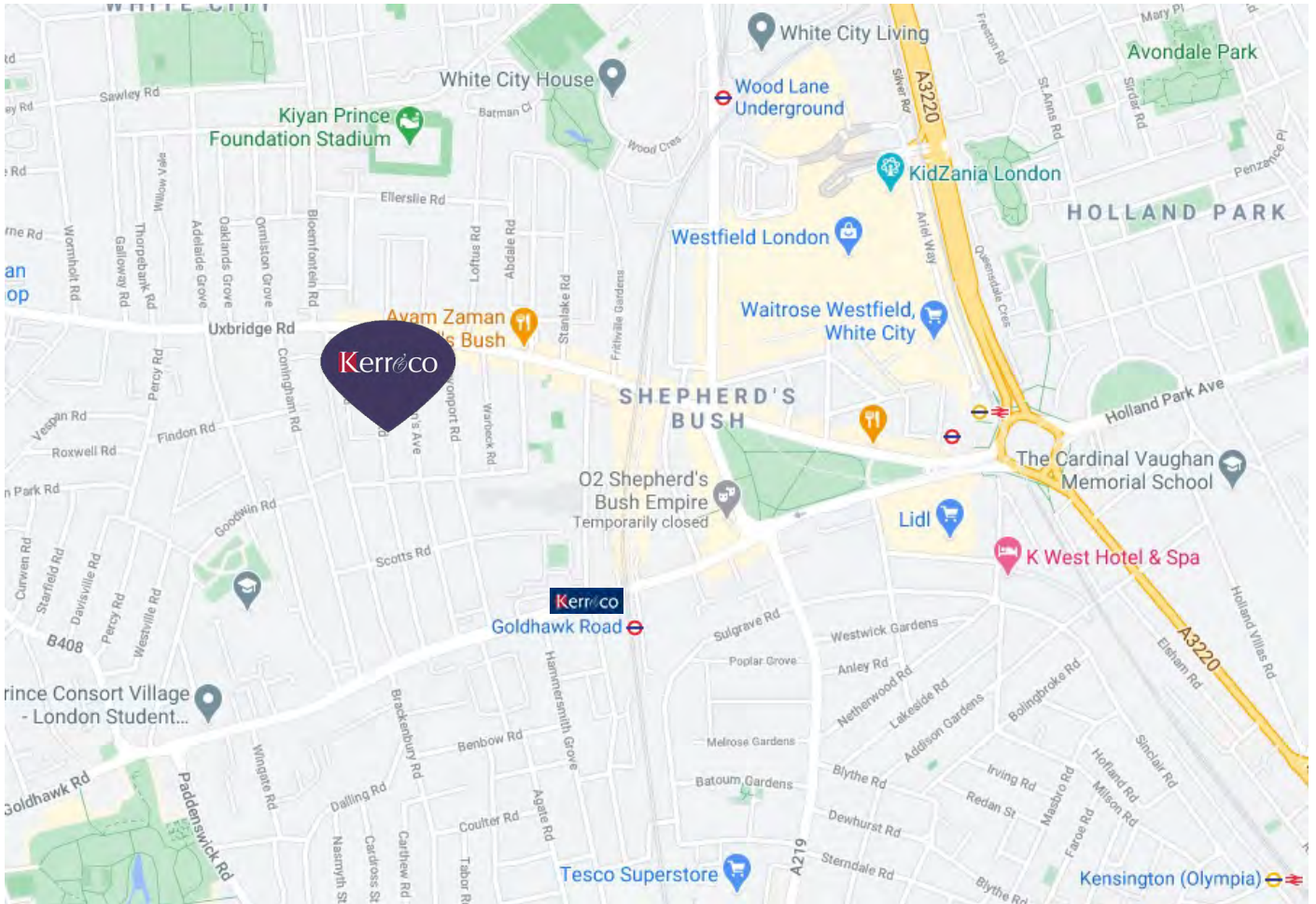


Godolphin Road, London W12 8JN

Catchment for St Stephens primary school.
A spacious family house arranged over three floors.
Large kitchen / dining / reception room providing a focal point for family life.
Second living room.
Principal bedroom.
Three further bedrooms.
Exceptionally large family bathroom.
Second family bathroom on the top floor.
Separate cloak room on first floor.
Pretty rear garden.
Quiet residential street close to transport and shopping facilities along Uxbridge Road and at Westfield London.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Godolphin Road, W12 8JN

Four bedroom Victorian terraced house

Approximate gross internal floor area: **1,922 Sq. Ft. (178.6 Sq. M.)** Excluding cellar
2,489 Sq. Ft. (231.3 Sq. M.) Inc. cellar and eaves storage

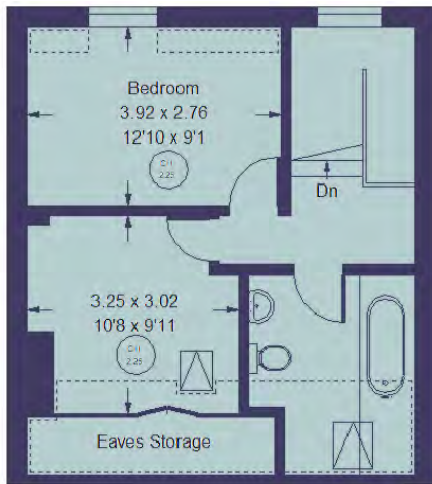
Asking Price: **£1,425,000**

Tenure: **Freehold**

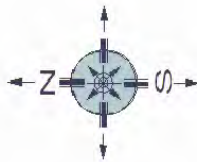
EPC Rating: **D63**

Parking: **Residents parking permit**

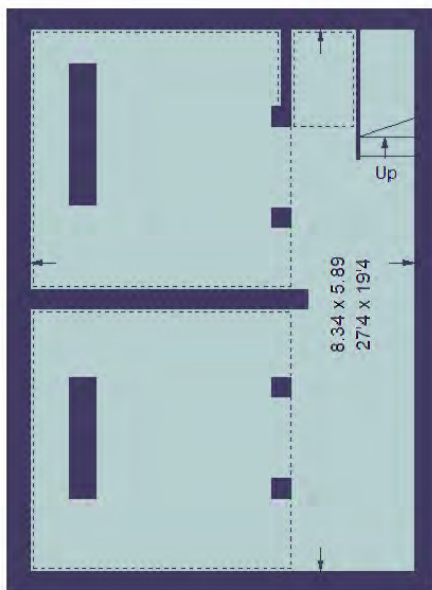
Council Tax: **Band C**



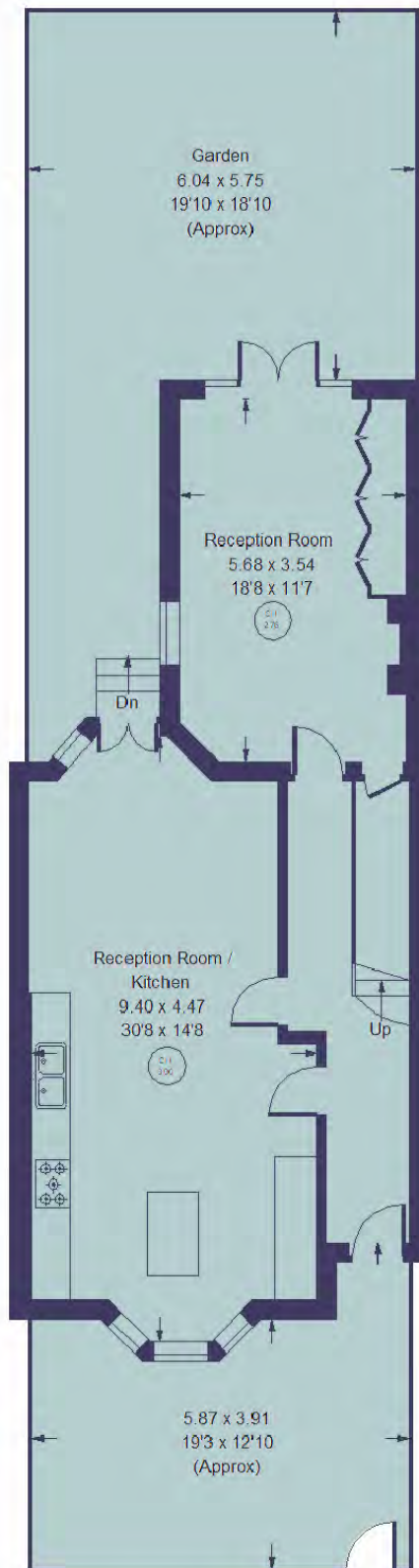
Second Floor



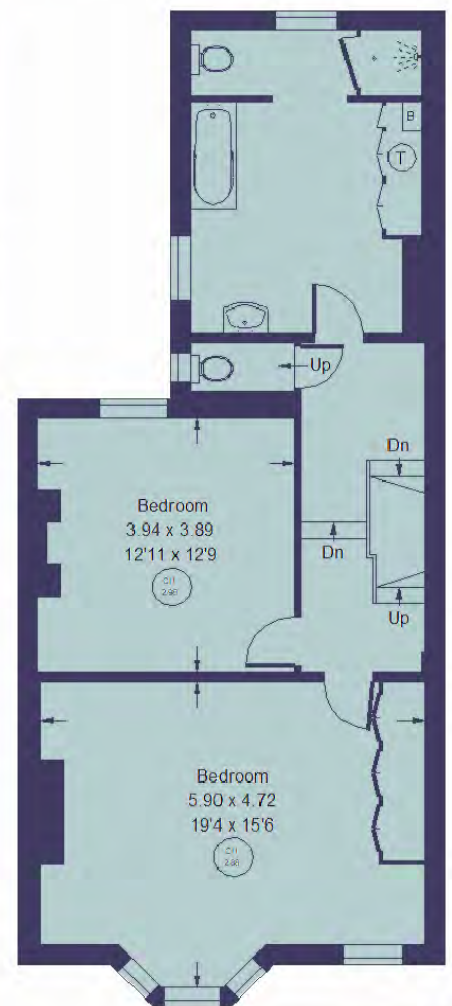
= Reduced headroom below 1.5 m / 5'0



Basement



Ground Floor



First Floor

Kerresco

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1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.
 2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.
 3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alterations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.