

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

Kerr&co



St Elmo Road, London W12

A wonderful mid terraced Edwardian house offering generous accommodation over three floors and excellent built in storage. Whilst the house has been extended in to the loft space there is still scope to extend in to the side return area of the garden.

The accommodation provides interlinking reception rooms with many original features and French doors on to the rear garden as well as opening to a generous kitchen / dining room again leading on to the rear garden. The upper floors provide a principal bedroom, three further bedrooms, a walk in wardrobe and a family bathroom and separate shower room. To the rear is a private garden with pedestrian access to the rear service road (secured at either end) meaning good access for bicycles etc. The house is well located for local amenities along the Askew Road with further facilities to be found at Westfield London including the transport hub located there. It is also within the catchment area for both The Good Shepherd and Wendell Primary schools.

Offers in excess of: £1,075,000 - Freehold

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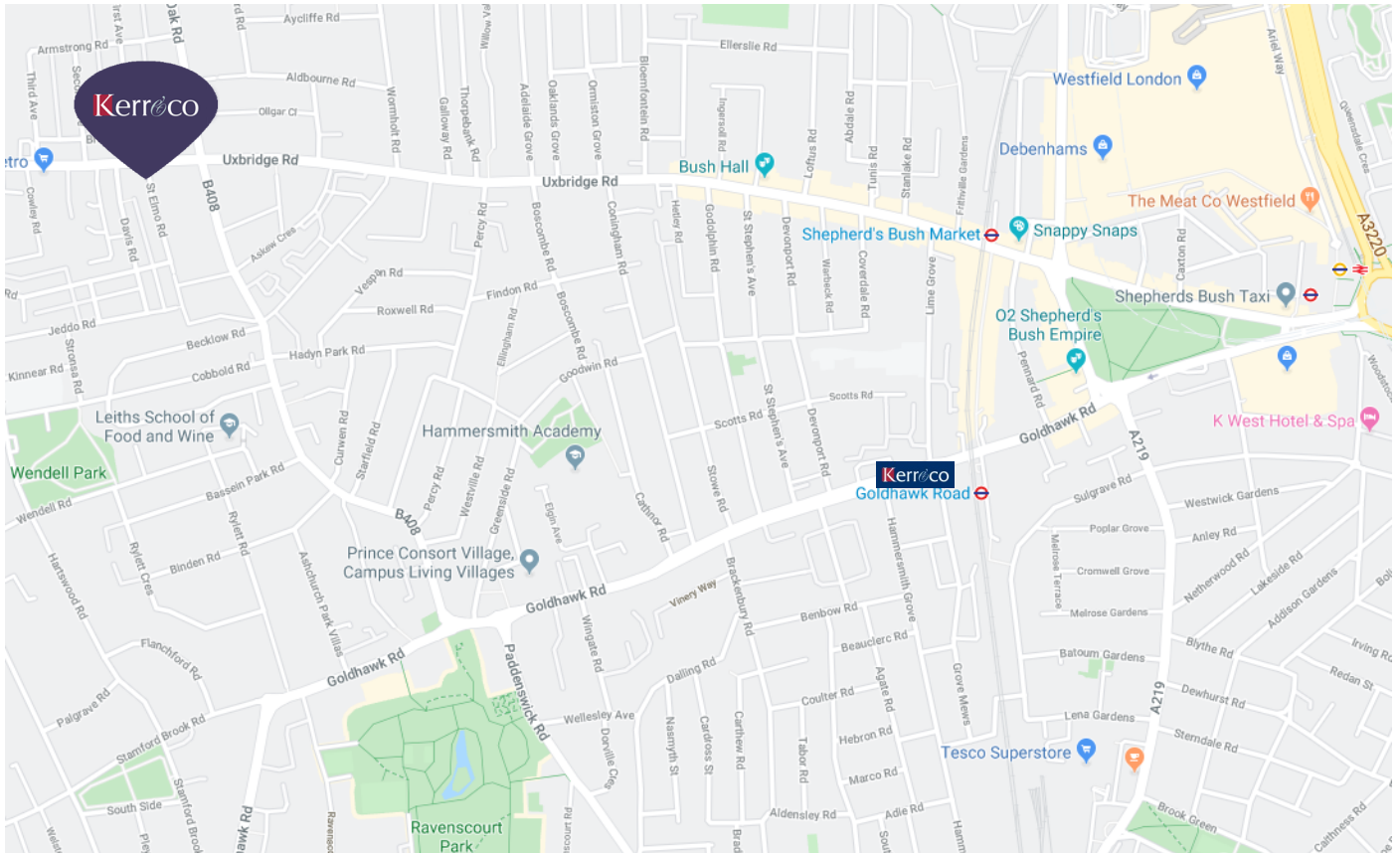




St Elmo Road, London W12 9DY

Over 1,700 sq. ft. of accommodation.
 Kitchen/dining room and interlinking reception rooms.
 Principal bedroom.
 Further three double bedrooms.
 Family bathroom and separate shower room.
 Ground floor cloakroom.
 Scope to extend subject to planning permission & usual consents.
 West facing garden with rear access to service road (secured at either end).
 Located off the popular Askew Road.
 Family orientated area.
 Catchment area for both The Good Shepherd and Wendell primary schools.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62	71
39-54	E		
21-38	F		
1-20	G		

SAMPLE EPC

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.

St Elmo Road, W12 9DY

Four bedroom Edwardian terraced house

Approximate total internal floor area: **159.4 sq. m. / 1,716 sq. ft.**

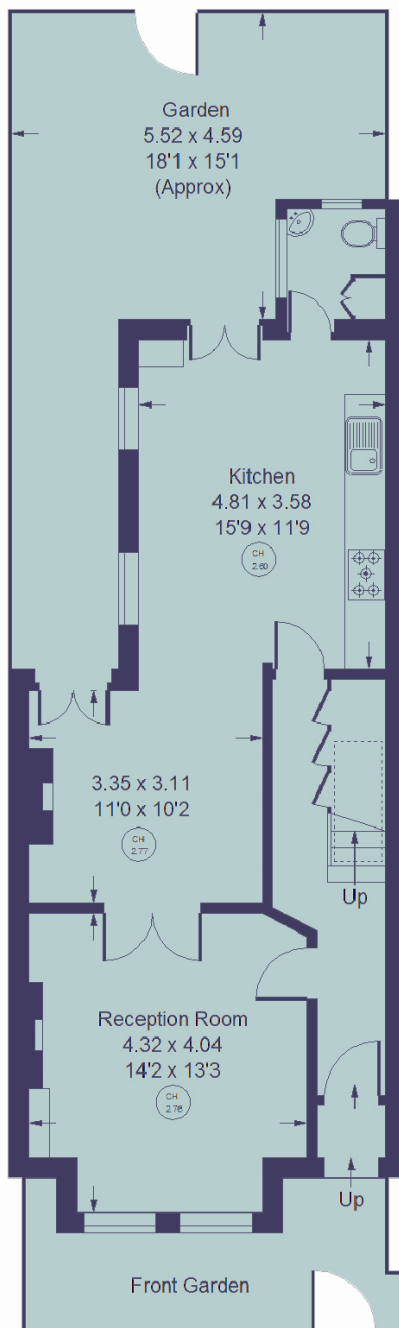
Offers in excess of: **£1,075,000**

Tenure: **Freehold**

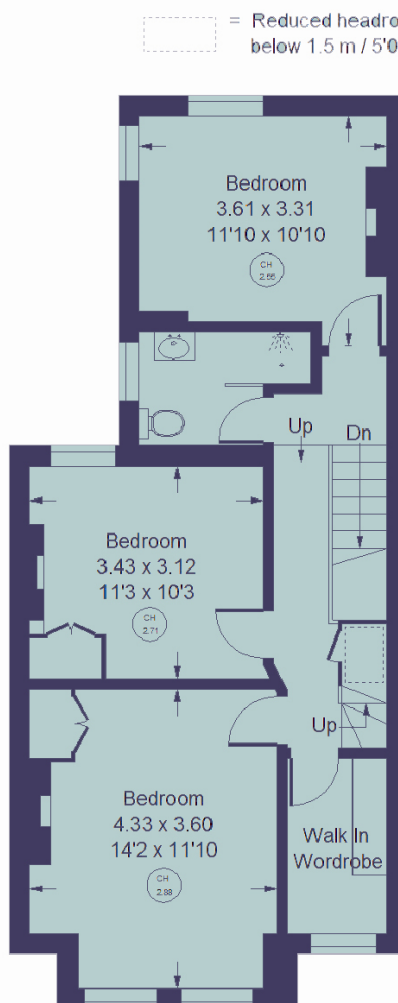
EPC Rating: **TBC**

Parking: **Residents parking permit**

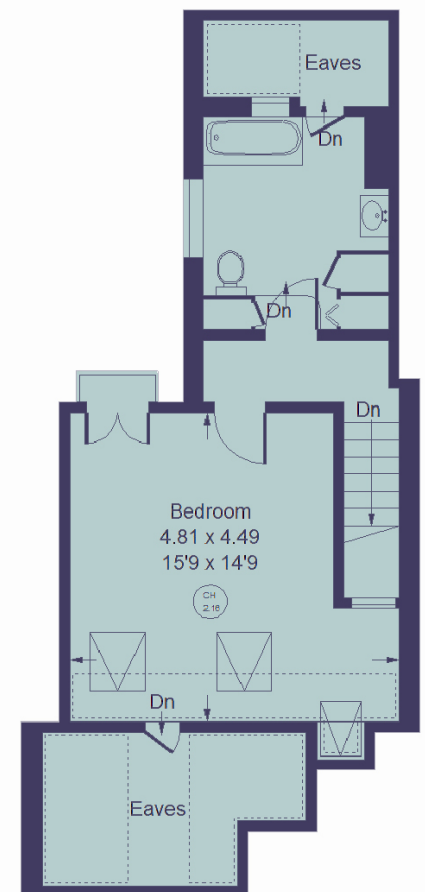
Council Tax: **Band F**



Ground Floor

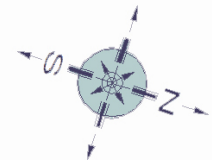


First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



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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.