

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

**Kerr & co**



## Godolphin Road, London W12

**An exceptional family house set back off the street with a charming front garden, providing light and spacious living (2,200 sq. ft.) over three floors. With many original features this house has a warm and characterful feel with interlinking living spaces and four generous bedrooms as well as a fifth bedroom / home office.**

The substantial accommodation offers naturally light and well proportioned rooms and is arranged as follows; dual aspect reception room interlinking in to the sizable kitchen/dining room which leads on to the rear garden, a principal bedroom suite, three further double bedrooms, a fifth bedroom/home office, family bathroom, utility room, ground floor cloakroom and to the rear is a landscaped West facing garden. Godolphin Road is a quiet one way street close to the broad spectrum of shopping and transport connections at Westfield London as well as being in the catchment for St Stephens primary school.

**Guide Price: £1,695,000 Freehold**

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## Godolphin Road, London W12 8JW

A wide family house arranged over three floors.  
 Interlinking living spaces.  
 Spacious kitchen / dining room.  
 Exceptionally large principal bedroom suite.  
 Three further double bedrooms.  
 Fifth bedroom / home office.  
 Family bathroom.  
 West facing rear garden.  
 Ground floor utility room and cloak room.  
 Catchment for St Stephens primary school.  
 Quiet residential street close to transport and shopping facilities along Uxbridge Road and at Westfield London.



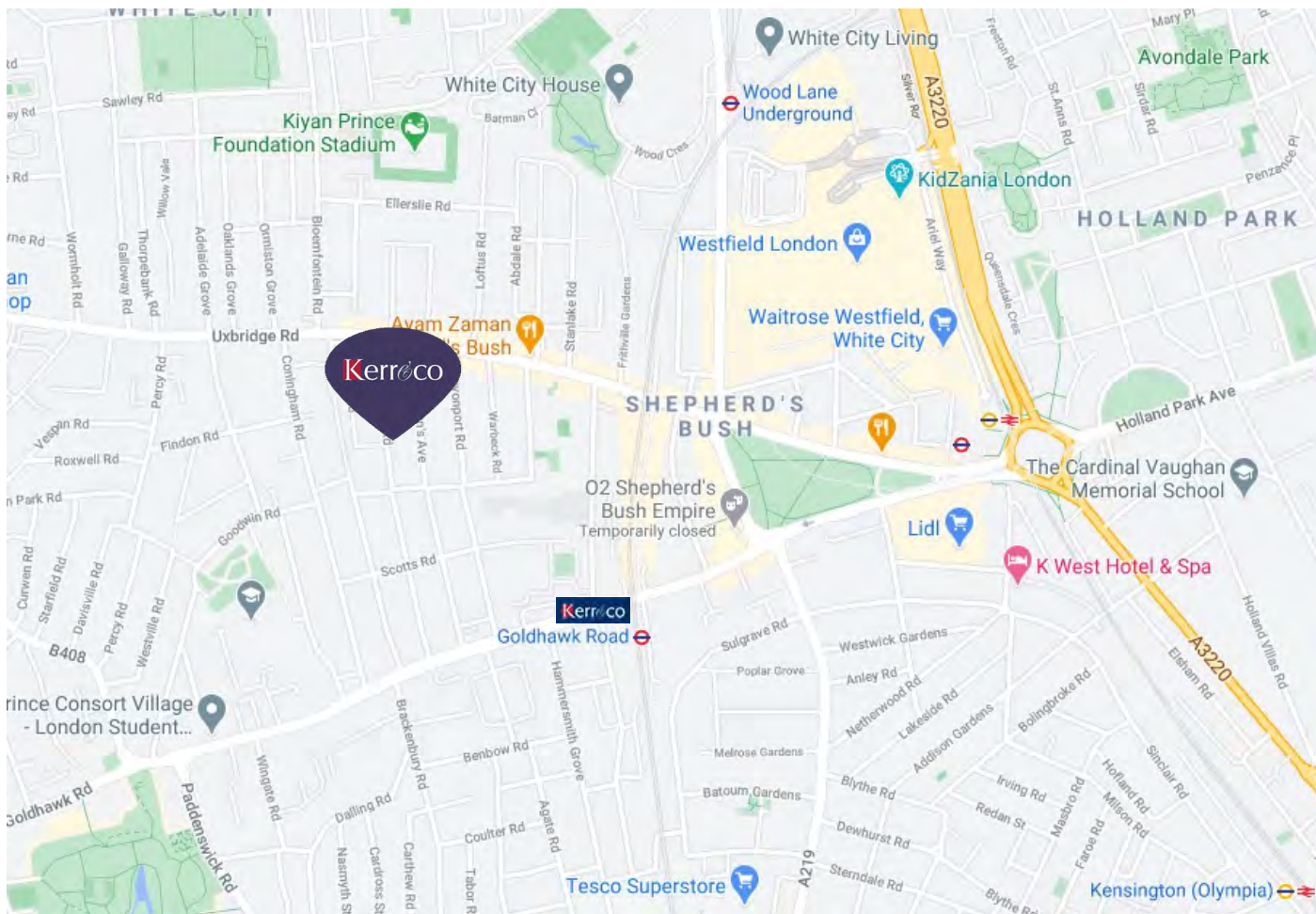












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

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.

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.

**Godolphin Road, W12 8JW**

Four /five bedroom Victorian terraced house

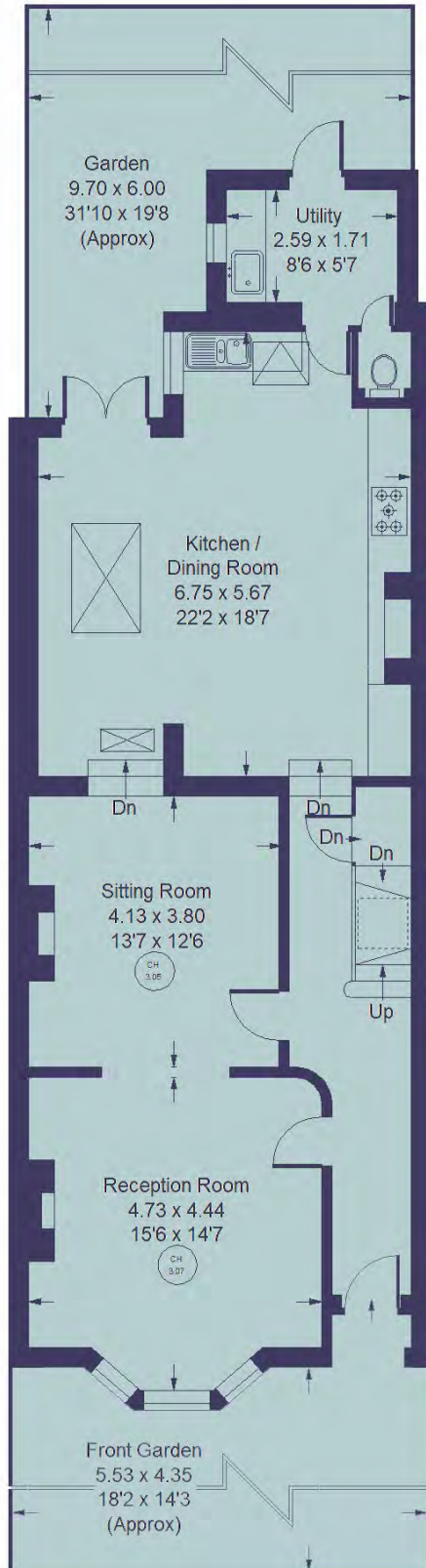
Approximate gross internal floor area: **2,199 Sq. Ft. (204.3 Sq. M.)**

Guide Price: **£1,695,000 -Freehold**

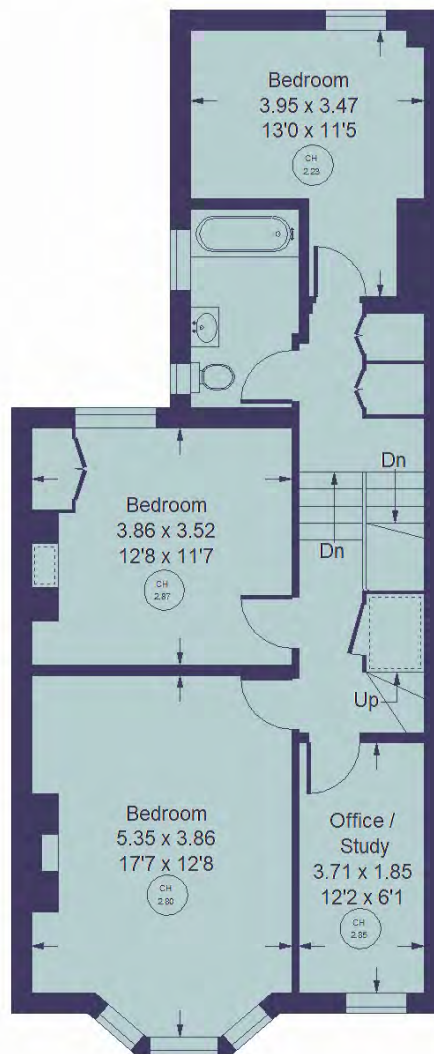
EPC Rating: **D60**

Parking: **Residents parking permit**

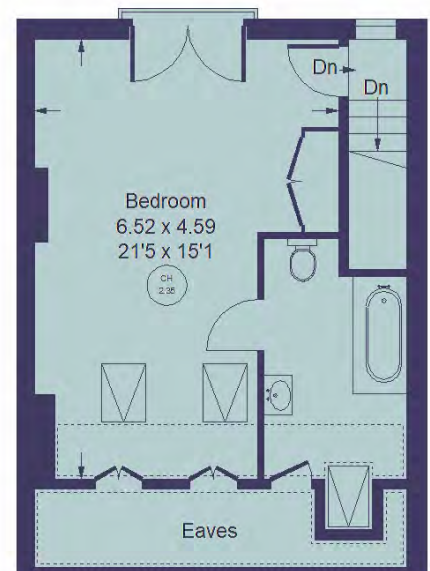
Council Tax: **Band F**



**Ground Floor**



**First Floor**



**Second Floor**

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