

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

Kerr & co



St Elmo Road, London W12

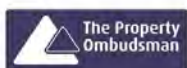
An immaculate double fronted Victorian house which has been beautifully and lovingly refurbished by the owners so now provides a wonderful sense of inclusive and flexible living space. The house now provides a sumptuous kitchen / dining room, interlinking reception rooms, a proper utility room, principal bedroom with walk through wardrobe to the en suite bathroom, two further double bedrooms and a family bathroom. To the rear is a small but well formed South facing patio which is a perfect sun trap.

The property is situated on the Southern end of St Elmo Road off the increasingly popular Askew Road which is home to numerous cafés, Ginger Pig butcher/deli, and lots of independent shops/ restaurants. The house offers easy access routes in and out of London on A40 and A4 and convenient transport links and shopping facilities at Westfield Complex, Ravenscourt park and Shepherd's Bush Green. The house is within the catchment of both The Good Shepherd and Wendell primary schools as well as numerous other excellent local schools nearby.

Guide Price: £1,245,000 - Freehold

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St Elmo Road, London W12 9EA

Magnificent family home which has been painstakingly and lovingly refurbished by the owners.

Stunning kitchen / dining room.

Interlinking reception rooms.

Principal bedroom with walk through wardrobe to the en suite bathroom.

Two additional double bedrooms.

Family bathroom.

Proper utility room.

Located off the popular Askew Road.

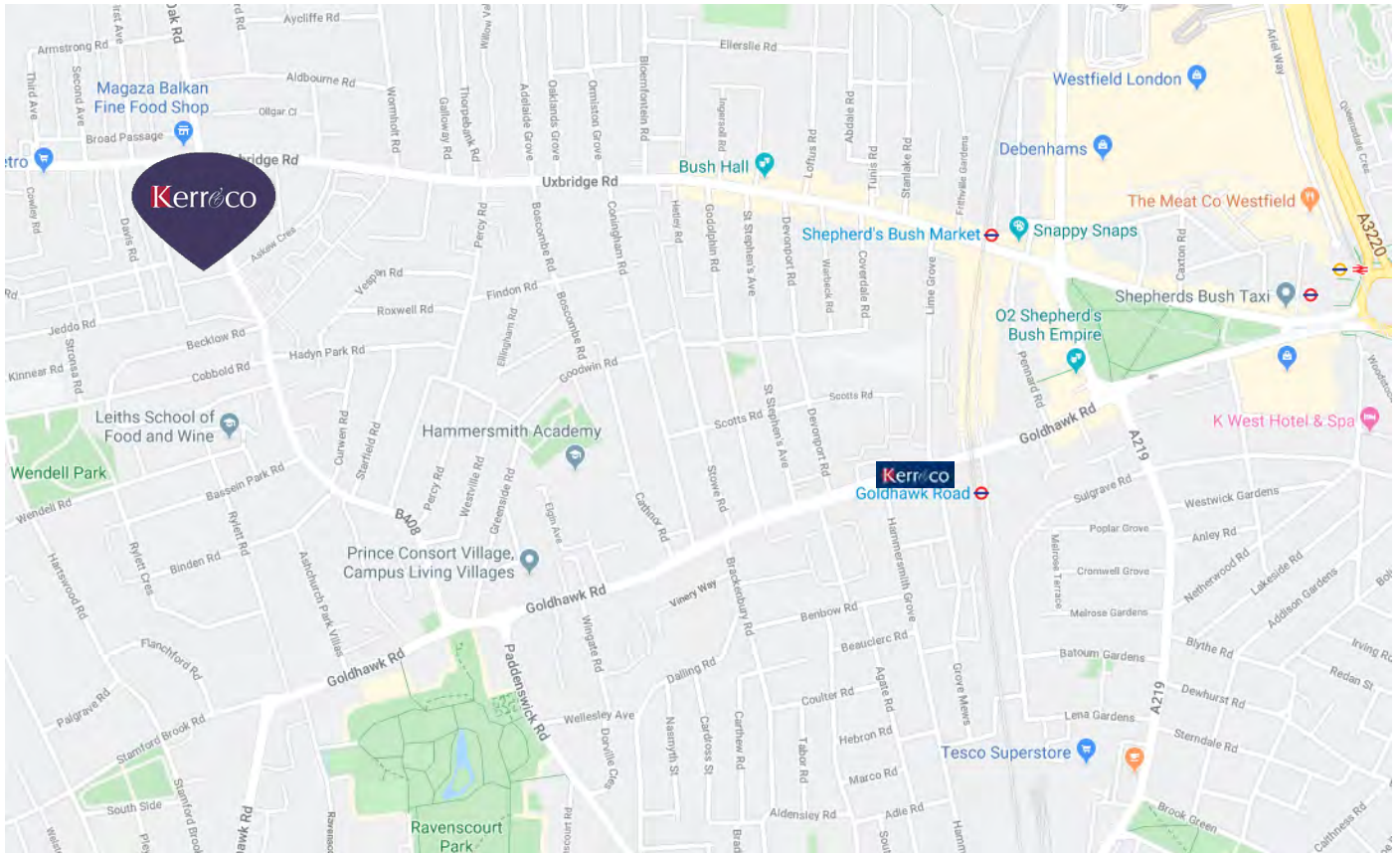
Family orientated area.

Sun trap South facing patio.

Immaculately presented throughout.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 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.

St Elmo Road, W12 9EA

Three bedroom, double fronted, Victorian family house
Approximate gross internal floor area: **1,343 Sq. Ft. (124.8 Sq. M.)**

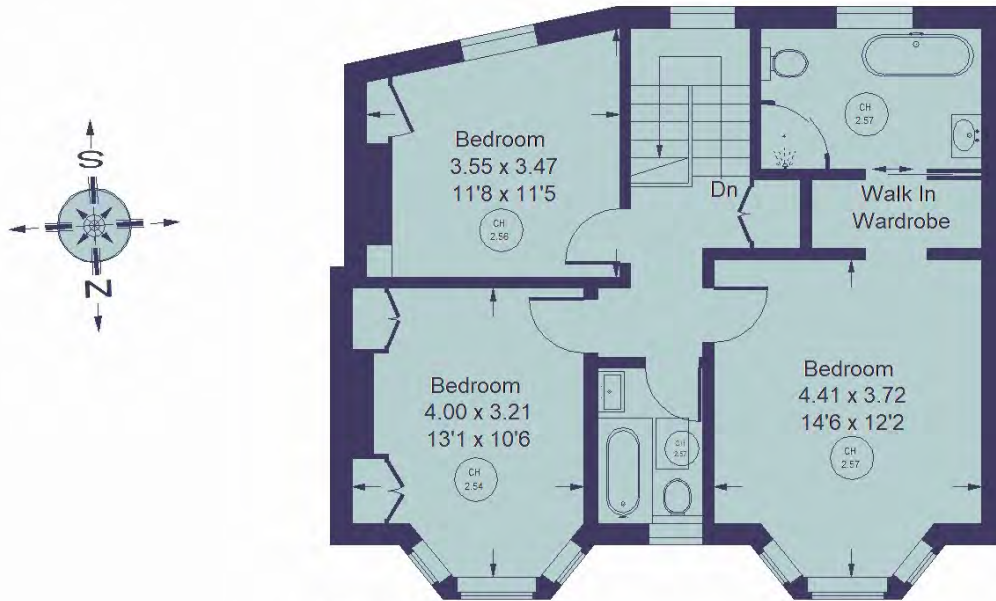
Guide Price: **£1,245,000**

Tenure: **Freehold**

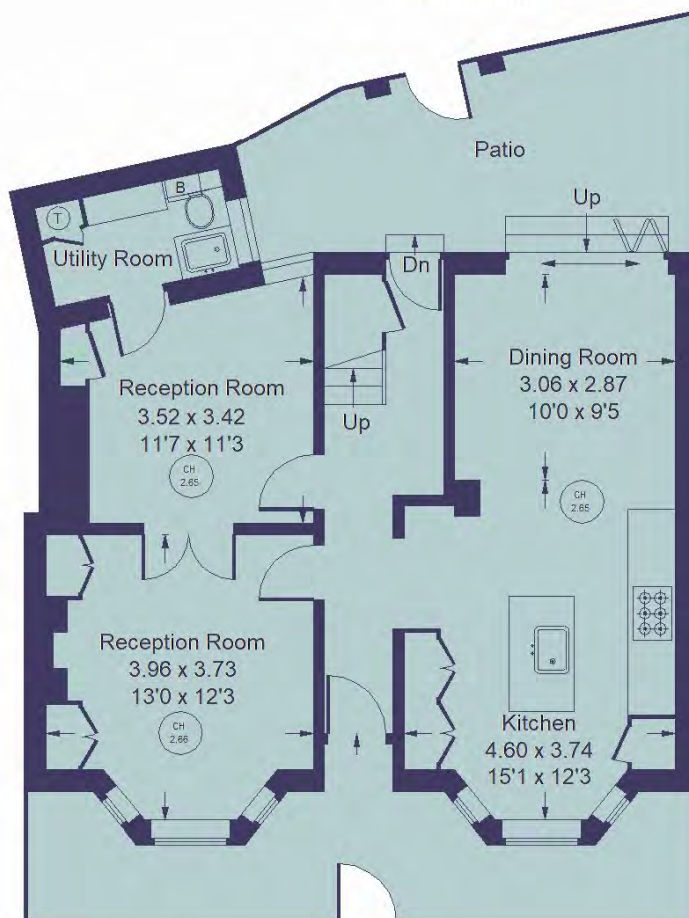
EPC Rating: **D62**

Parking: **Residents parking permit**

Council Tax: **Band F (£1,727.01 2021/22)**



First Floor



Ground 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.
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