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



Greenside Road, London W12

A mid terraced Victorian house which has been extended by the current owners to provide 1,990 square feet of flexible internal accommodation over four floors.

The house provides the following accommodation: a spacious open plan kitchen / dining / reception room giving onto a mature west facing garden plus a utility room on the lower ground floor; a front reception room and double bedroom on the raised ground floor, four further bedrooms and two family bathrooms. Greenside Road is a well regarded residential street located a few minutes from Ravenscourt Park and with ease of access to Ravenscourt Park and Goldhawk Road underground stations (District, Piccadilly, Hammersmith & City, and Central lines) as well as the Goldhawk Road bus routes as well as shopping and leisure facilities at Westfield London including John Lewis, SoHo house private members club in the BBC development.

Asking Price: £1,400,000 Freehold

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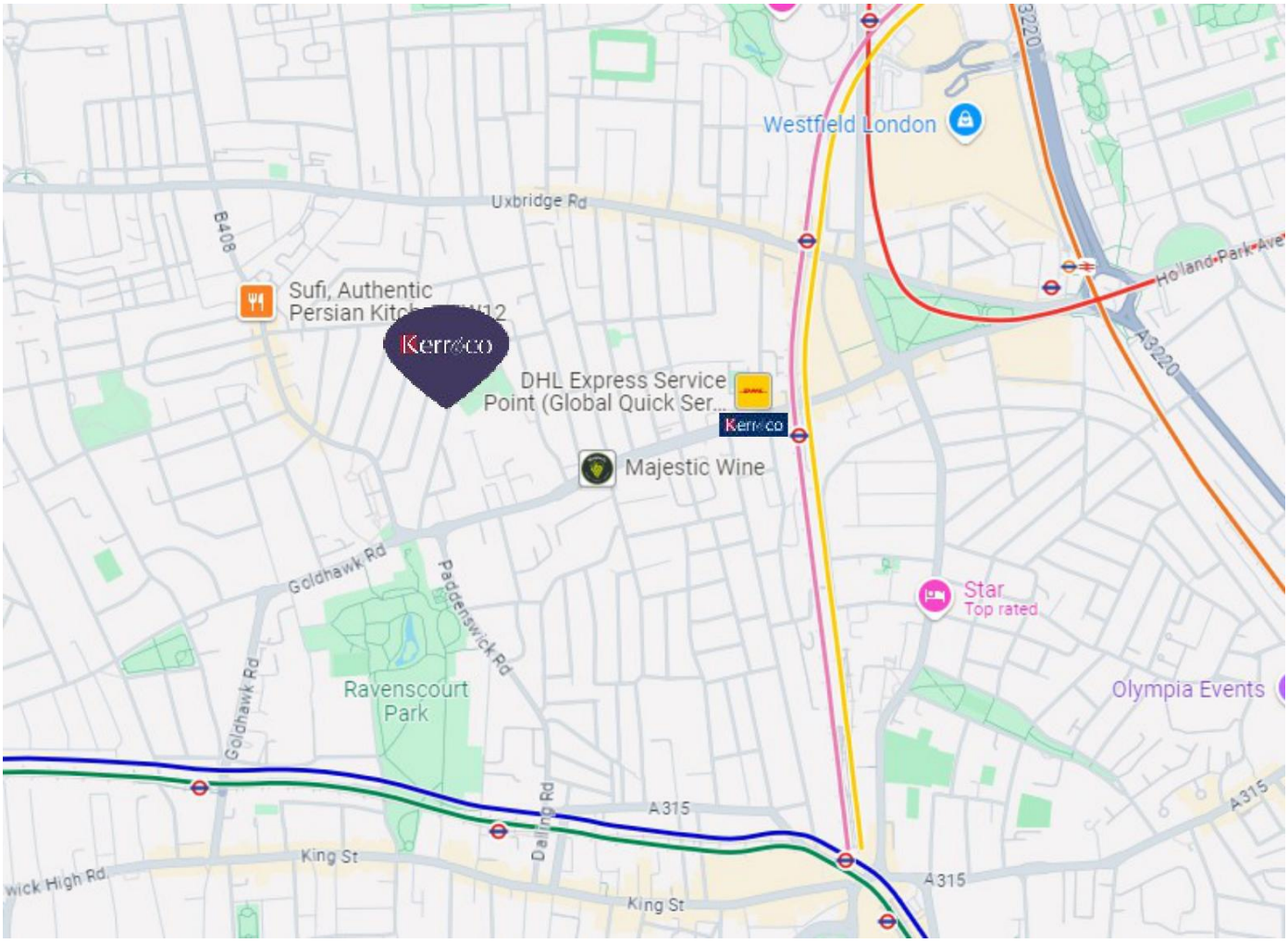


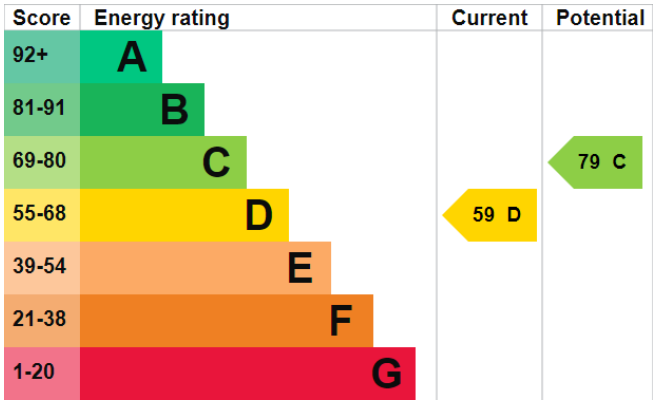
Greenside Road, London W12 9JQ

Spacious and light Victorian terraced house.
Large kitchen / dining room and separate reception room on the lower ground floor.
Flexible accommodation by providing four/ five bedrooms or additional living space / home office as required
West facing rear garden.
Family bathroom and separate shower room.
En suite shower room to principal bedroom.
Well located for ease of access to underground stations in both Hammersmith and Shepherd's Bush and Wood Lane underground stations (District, Piccadilly, Central, Circle and Hammersmith & City lines).
Ravenscourt Park is a short walk away.
N.B. some photos have CGI furniture.









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.

Tenure: Freehold

Parking: Eligible for a LBHF residents parking permit

Council Tax: Band F (£2096.49 for current financial year)

Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).

Heating: Gas central heating via radiators

Accessibility: Steps to front door and internal stairs to all floors

Flood risk: Available on request

Greenside Road, London W12 9JQ

Asking Price: **£1,400,000**

Terraced Victorian house

Approximate gross internal floor area: **1,898 Sq. Ft./ 173.3 Sq. M.**

Excluding eaves storage **92 Sq. Ft. / 8.6 Sq. M.**

Total **1,990 Sq. Ft. / 184.9 Sq. M.**



Lower Ground Floor **Raised Ground Floor** **First Floor** **Second Floor**

= Reduced headroom below 1.5 m / 5'0

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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Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, 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. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.