

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

Kerr&co



LEYSFIELD ROAD, LONDON W12

A beautifully presented and substantial family home providing 2,550 sq. ft. of accommodation over four floors located on this quiet tree lined residential street moments from Ravenscourt Park.

This incredible interior designed house provides generous rooms sizes including a remarkable 42' x 19' ground floor open plan kitchen / living / dining room leading on to the sculpted rear garden. The accommodation provides two floors of living space as well as a master bedroom suite, four further bedrooms, four bathrooms and a utility room. This extraordinary house truly is worthwhile viewing to get a sense of its proportions and magnificence.

Guide Price: Price on application Freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com

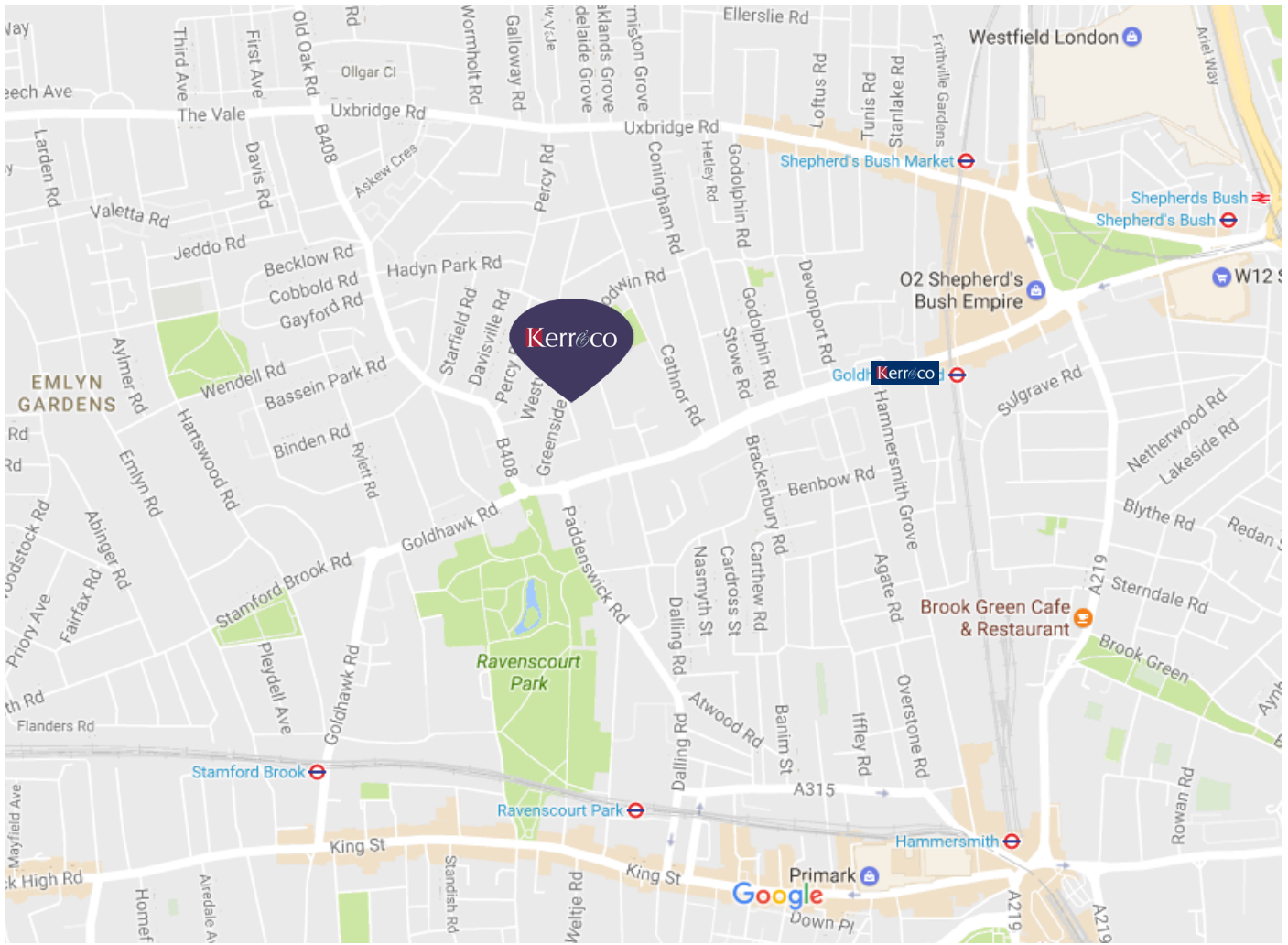




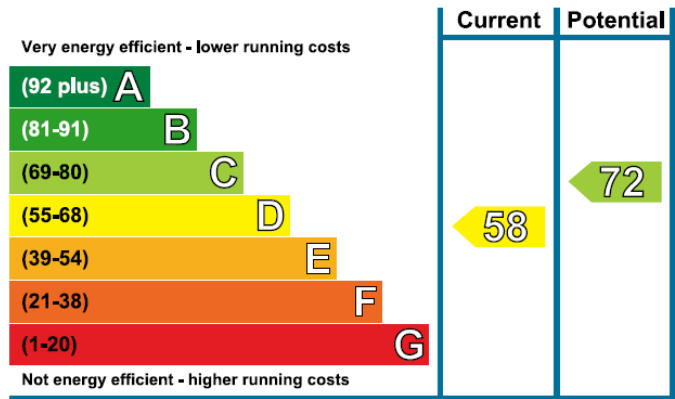
LEYSFIELD ROAD, LONDON W12

2,549 SQ. FT. OF ACCOMMODATION
TWO FLOORS OF LIVING SPACE
MASTER BEDROOM SUITE
PRINCIPLE GUEST SUITE
THREE FURTHER BEDROOMS
TWO FURTHER BATHROOMS
42' X 19' KITCHEN / DINING / LIVING ROOM
GROUND FLOOR UTILITY ROOM / CLOAKROOM
NUMEROUS ORIGINAL FEATURES
CLOSE PROXIMITY TO RAVENSCOURT PARK
FURTHER STORAGE IN THE LOFT
QUIET TREE LINED STREET





Energy Efficiency Rating



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.



LEYSFIELD ROAD, LONDON W12 9QB
 TERRACED VICTORIAN HOUSE
 APPROX. TOTAL INTERNAL AREA
 2,549 SQ. FT. (236.8 SQ. M.)

Guide Price: POA
Tenure: Freehold

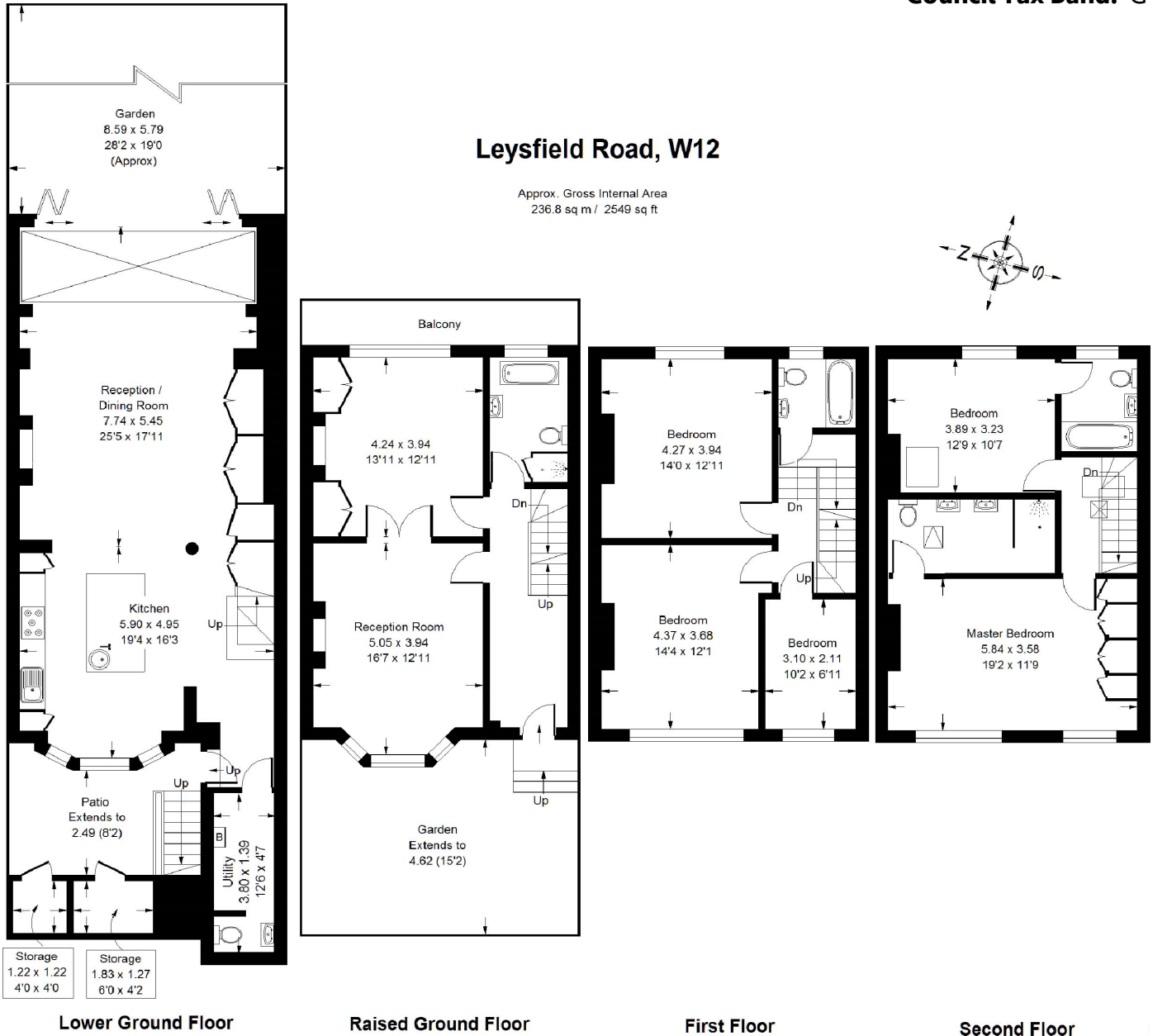
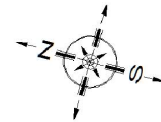
EPC Rating: D58

Parking: Residents Parking Permit

Council Tax Band: C

Leysfield Road, W12

Approx. Gross Internal Area
 236.8 sq m / 2549 sq ft



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 of 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.