



# QUILLIAM

Goldhawk Road  
London

- Grade II Listed Property
- Arranged Over Three Floors
- Three Reception Rooms
- Three Bedrooms
- Kitchen
- Two Bathrooms
- Beautiful Well Stocked Garden
- Many Period Features
- In Need of Modernisation
- No Forward Chain

**£1,350,000**





## Property Description

A stunning Grade II listed period house built early to mid-19th century. This semi-detached stucco house is arranged over three floors and offers a wealth of period features.

The through reception room has twin sash windows with shutters to the front and twin sash window with shutters to the rear. There is a further reception room/study on this floor with a door leading to steps down to the rear garden.

On the lower ground floor is a spacious kitchen with twin windows, front reception room/dining room with twin windows, shower/cloak room and further reception room to the rear with door to the garden.

The first floor provides three bedrooms, a large principal bedroom to the front with twin windows, a further good double and single bedrooms and a bathroom.

To the rear is a stunning well-stocked mature garden well laid out in a formal design. Two sheds and side access.

The property is in need of modernisation and offers the new owner an opportunity to make it into a very special home.

No onward chain.



Reception Room  
27'10" x 14'9"

Council Tax Band: G  
EPC: D

Dining Room  
14'9" x 11'5"

Kitchen  
14'9" x 11'5"

Bedroom One  
14'9" x 14'5"

Bedroom Two  
12'1" x 11'9"

Bedroom Three  
8'10" x 7'10"

Study  
8'6" x 7'10"

Utility  
7'10" x 7'6"

Shower Room  
8'10" x 5'2"

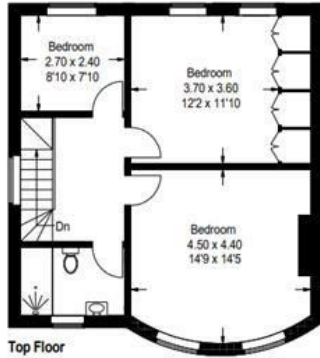
Shower Room  
8'10" x 5'6"

Additional Information

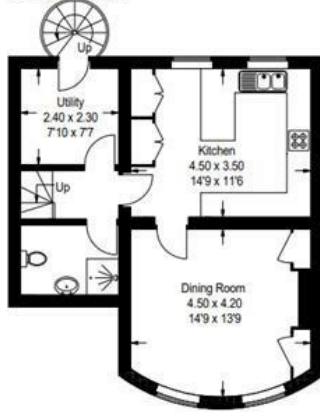


## Goldhawk Road

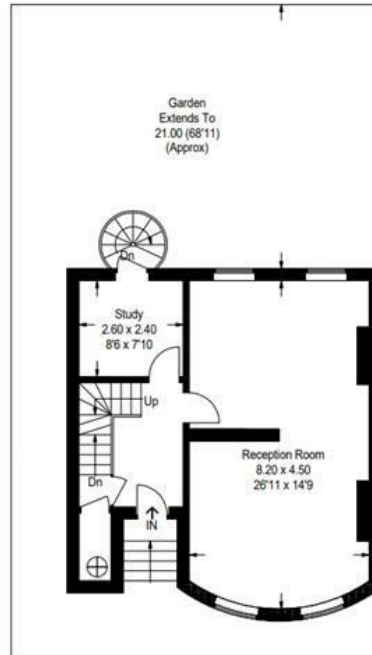
Approximate Gross Internal Area = 161.3 sq m / 1736 sq ft



**Top Floor**  
608 sq ft / 56.5 sq m

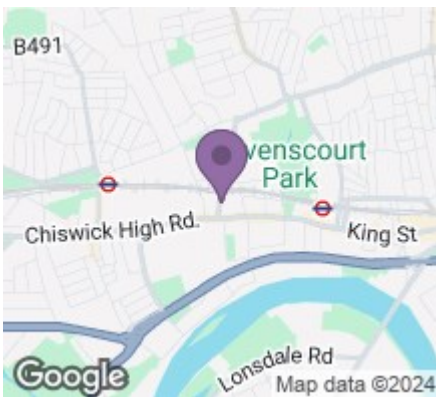


**Lower Ground Floor**  
555 sq ft / 51.6 sq m



**Upper Ground Floor**  
573 sq ft / 53.2 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1080996)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements