

# Pennard Road

LONDON

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PIERCE  
PROPERTY

M O V E L I



## This 4-bedroom Victorian Home in Shepherd's Bush combines classic period charm with modern living, all just minutes from the heart of W12.

- Over 2,200 sq ft
- Four double bedrooms – three with ensuites and one family bathroom
- Extended kitchen-diner with bifold doors, Velux windows, and sleek high-gloss finish
- Elegant 27ft double reception room with bay window, high ceilings, and a blend of modern style & classic charm
- West-facing garden that's private, decked, and easy to maintain
- Separate lower ground laundry room
- Walk-in wardrobe and a generous four-piece ensuite in the principal bedroom suite
- Brilliant W12 location, 3 minutes from the tube and under 5 minutes to Westfield
- St Stephen's outstanding primary school catchment

A spacious and sophisticated property with three bedrooms with en-suites, with a fourth bedroom served by a generous family bathroom. The extended kitchen-diner is stunning, and you're just 3 mins from Shepherds Bush Market. Stylish living for families who want space, light, and the convenience of W12 city living on their doorstep.





The 27ft (8.2m) double reception room at the front maintains a classic feel with a bay window, high ceilings, and a welcoming ambience. You can then step down into a sleek, extended kitchen-diner with full-width bifolds, Velux windows, and high-gloss units — made for family meals, weekend gatherings, or just spreading out in style.

Upstairs, there are four double bedrooms spread across the top two floors — three with ensuite bathrooms and one served by a generous family bathroom.

The principal bedroom spans the front of the house, framed by a magnificent full-width Victorian bay and an additional tall sash

window, flooding the space with light and giving it a real sense of scale and grandeur. A generous walk-in wardrobe leads through to a beautifully proportioned four-piece ensuite bathroom.

The top floor offers a more private retreat — ideal for guests, teenagers, or a dedicated home office. There's a separate laundry room downstairs, a guest loo on the ground floor, and useful storage throughout.

The west-facing back garden is private, decked, and easy to care for — leaving you more time to sit out and enjoy the sun. The mature olive tree is evidence of the Westerly sun trap.





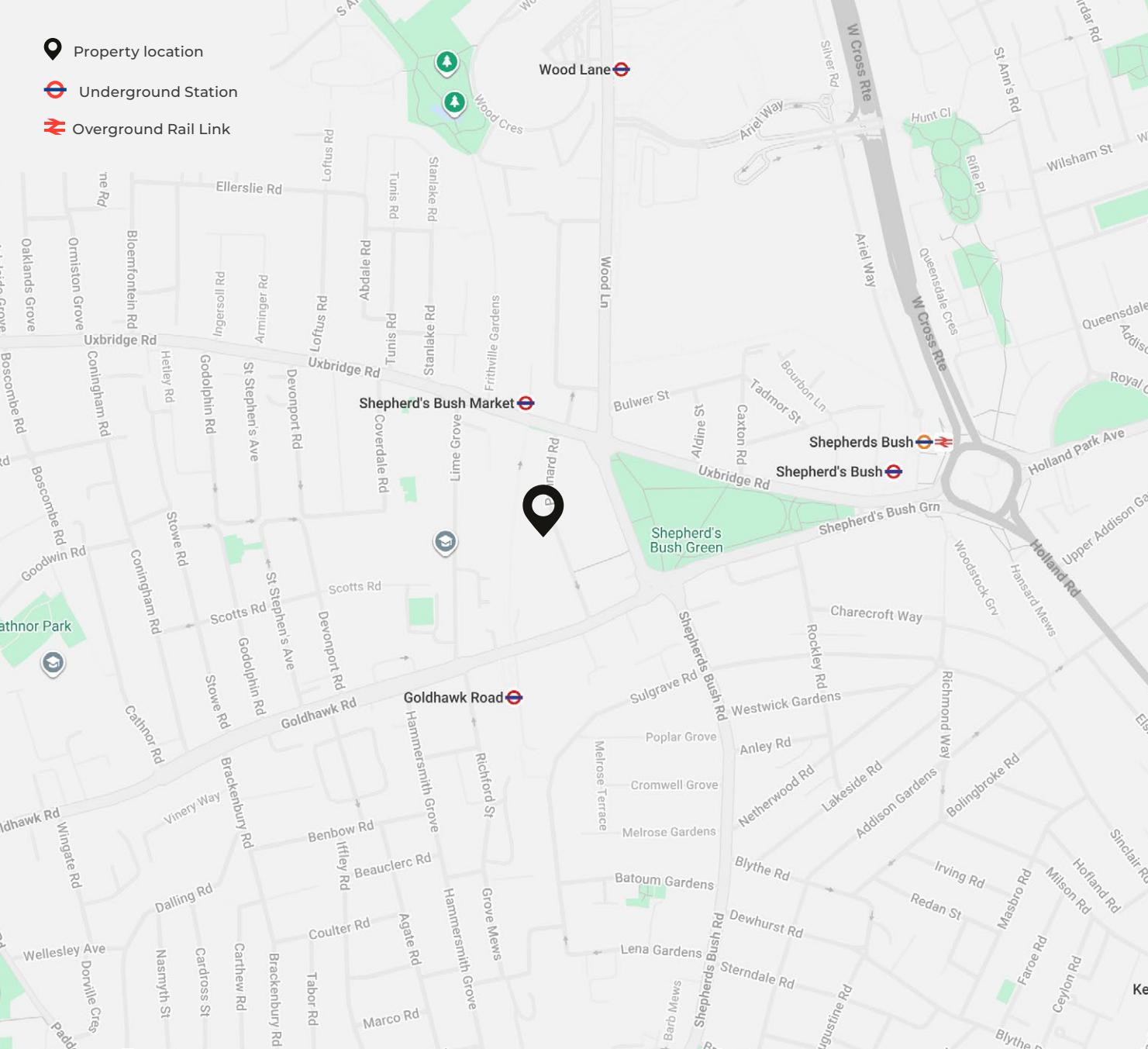




Property location

Underground Station

Overground Rail Link



Right in the heart of Shepherd's Bush, this super-convenient family home is just 3-minute walk from the Tube, less than a 5-minute walk to Westfield, and located on one of W12's most sought-after Victorian streets. Its position nearer to the heart of W12's ongoing regeneration and transport is a key reason many buyers favour Pennard Road over locations further along Uxbridge Road.

There are great schools nearby – it's only a 5-minute walk down Uxbridge Road to the "Outstanding" St Stephen's Primary School, voted no.1 in the UK in 2024. Heading west out of London by car is easy, with access to the M4 and M40, and Heathrow only 30 minutes away in light traffic.

## Floor Plan

Approximate Gross Internal Area:  
2,240 sq ft / 208 sq m



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