

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

**Kerr**&co



## Goldhawk Road, Starch Green W12

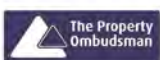
**An exceptionally rare opportunity to create a truly magnificent family home backing directly on to Ravenscourt Park and affords wonderful views over it. This early Victorian, double fronted, semi detached property, currently provides in excess of 4,000 sq. ft. over two floors with off street parking to the front for a several cars. To the rear is a 75' South facing garden with gated private pedestrian access in to Ravenscourt Park. It offers immense scope to further enlarge, subject to planning consent, and could potentially provide in excess of 6,400 sq. ft. with the addition of a basement, mansard and garden room.**

**Guide Price: £2,500,000 Freehold**

020 8743 1166  
[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 4332  
[lettings@kerrandco.com](mailto:lettings@kerrandco.com)

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CGI images of the proposed plans





**Photographs of the existing building**





CGI images of the proposed plans





# Goldhawk Road - Indicative Layout

Approximate Gross Internal Area = 346.9 sq m / 3734 sq ft



## Indicative Layout

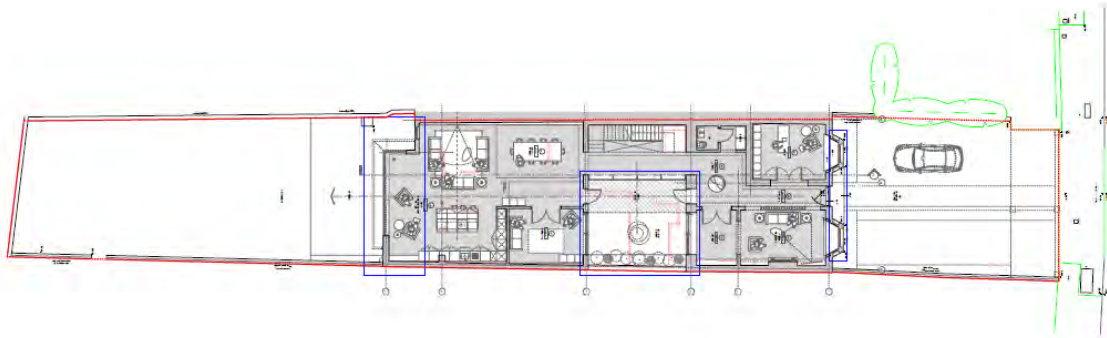
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance  
Plan is for illustration purposes only. not to be used for valuations.

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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 alternations 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.

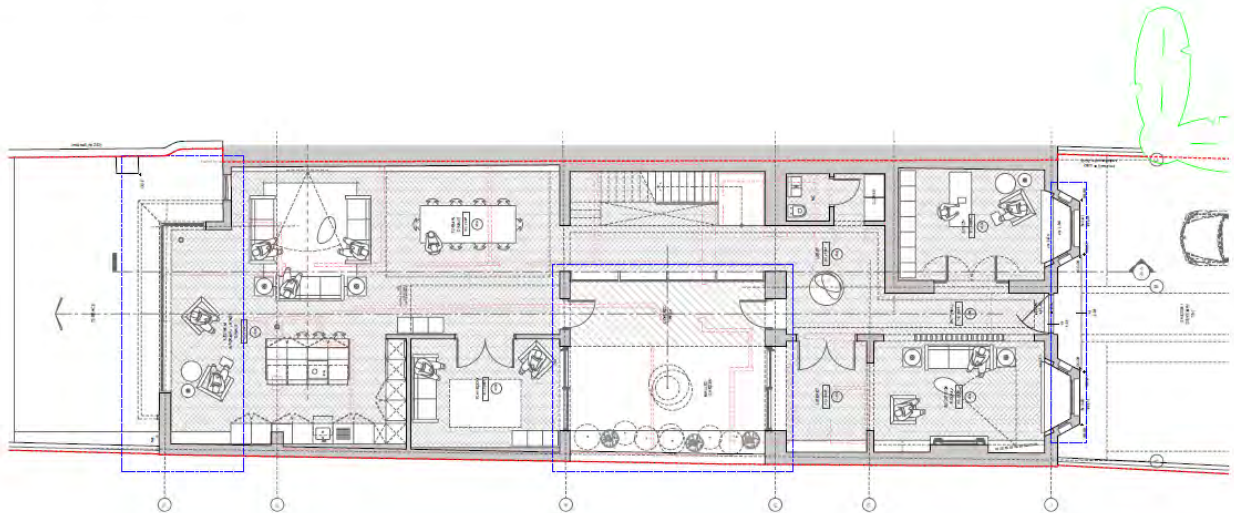
Drawings represent the combined planning and PDR consents as follows -  
 - 2023/01421/FUL (External Alterations)  
 - 2023/03228/PMA56 (Change of Use to C3 Residential)





PROPOSED SITE/ GROUND FLOOR PLAN

INFORMATION		Rev	Date	Description	Drawn	Check	NBS Drawings for the purpose of CLIENT REVIEW only		PROJECT			
 		-	05/05/22	Final Issue	MM	MM	Copyright: Mark Watson Architects Limited ©		261 Goldhawk Road, W12 9BA			
							Hyde Park House 5 Manfred Road London SW15 2PG m. 07894 218 593 t. 020 3566 7725 w. www.markwatsonarchitects.co.uk		PROJ TITLE <b>Proposed Site/ GF Plan</b>			
									DRAWN DATE 03/05/2022	SCALE 1:200 @A3	DRAWING NUMBER PL101	REV -

Drawings represent the combined planning and PDR consents as follows -  
 - 2023/01421/FUL (External Alterations)  
 - 2023/03228/PMA56 (Change of Use to C3 Residential)

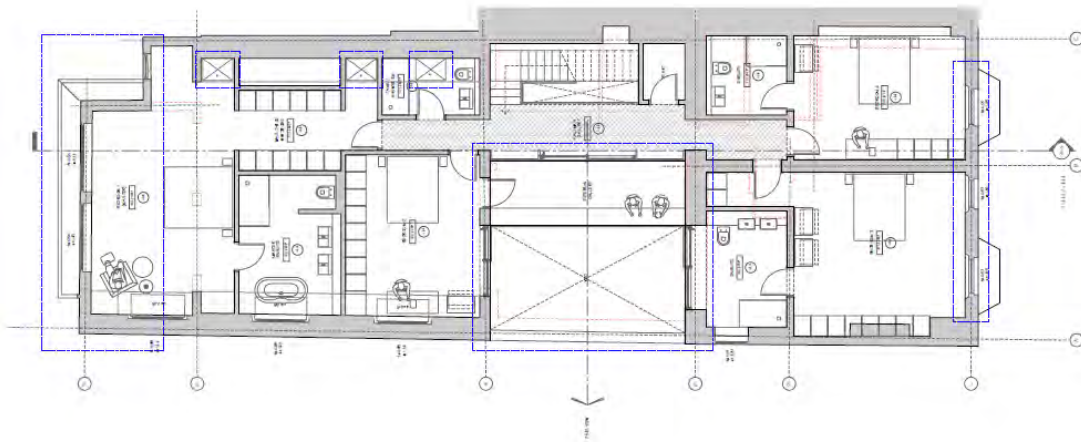


PROPOSED GROUND FLOOR PLAN

INFORMATION		Rev	Date	Description	Drawn	Check	NBS Drawings for the purpose of CLIENT REVIEW only		PROJECT			
 		-	05/05/22	Final Issue	MM	MM	Copyright: Mark Watson Architects Limited ©		261 Goldhawk Road, W12 9BA			
							Hyde Park House 5 Manfred Road London SW15 2PG m. 07894 218 593 t. 020 3566 7725 w. www.markwatsonarchitects.co.uk		PROJ TITLE <b>Proposed GF Plan</b>			
									DRAWN DATE 03/05/2022	SCALE 1:100 @A3	DRAWING NUMBER PL102	REV -

Drawings represent the combined planning and PDR consents as follows -

- 2023/01421/FUL (External Alterations)
- 2023/03228/PMA56 (Change of Use to C3 Residential)

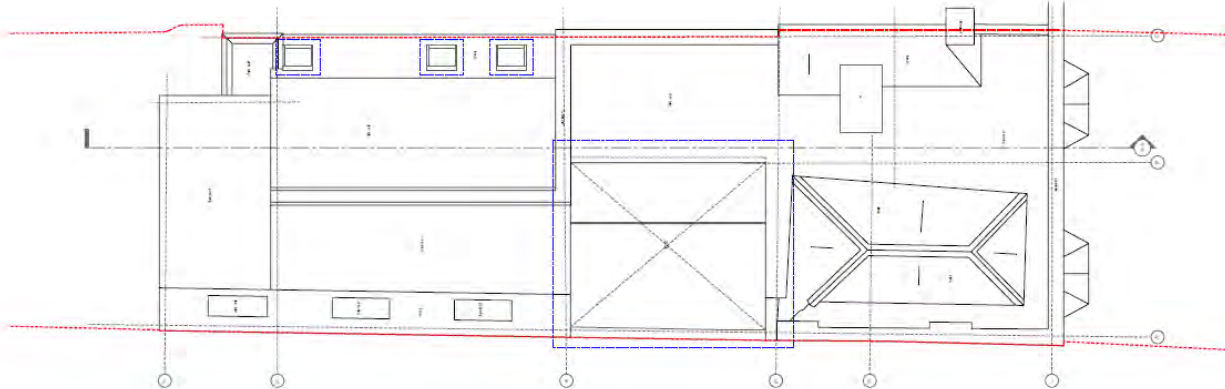


PROPOSED FIRST FLOOR PLAN

INFORMATION		Rev	Date	Description	Drawn	Check	NB: Drawings for the purpose of CLIENT REVIEW only		PROJECT		
0 0.5 1 2 3 4m Scale 1:100		-	05/05/22	Final Issue	AW	AW	Copyright Mark Watson Architects Limited ©		261 Goldhawk Road, W12 9BA		
		Hyde Park House 5 Mairland Road London W115 3PC		t. 020 3566 7725 w. www.markwatsonarchitects.co.uk		DRAWN DATE: 03/05/2022		SCALE: 1:100 @A3		DRAWING NUMBER: PL103	
								DRAWING TITLE: Proposed FF Plan		REV: -	

Drawings represent the combined planning and PDR consents as follows -

- 2023/01421/FUL (External Alterations)
- 2023/03228/PMA56 (Change of Use to C3 Residential)



PROPOSED ROOF PLAN

INFORMATION		Rev	Date	Description	Drawn	Check	NB: Drawings for the purpose of CLIENT REVIEW only		PROJECT		
0 0.5 1 2 3 4m Scale 1:100		-	05/05/22	Final Issue	AW	AW	Copyright Mark Watson Architects Limited ©		261 Goldhawk Road, W12 9BA		
		Hyde Park House 5 Mairland Road London W115 3PC		t. 020 3566 7725 w. www.markwatsonarchitects.co.uk		DRAWN DATE: 03/05/2022		SCALE: 1:100 @A3		DRAWING NUMBER: PL104	
								DRAWING TITLE: Proposed RF Plan		REV: -	



