

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

Kerr&co



Pennard Road, London W12

Presenting a truly impressive offering, this exceptional three-bedroom split-level flat occupies the top two floors of a striking Victorian Dutch gable converted building. Boasting a unique and captivating charm, the flat showcases lofty high ceilings and provides an expansive 1,123 square feet of meticulously crafted living space.

Step into this light-filled haven, meticulously refurbished to an impeccable standard with underfloor heating and working gas fire, where modernity harmoniously blends with period features. The residence is adorned with a myriad of thoughtful details, including a variation of lighting circuits and in-built Sonos speakers, while retaining character with elegant shutters and classic sash windows. Upon entry at the ground floor level, you go the stairs where you are greeted by a vast open-plan kitchen/dining/living space, inviting you to indulge in seamless entertaining or relaxed family gatherings. Two impeccably appointed bathrooms one with TV and three generously proportioned bedrooms complete the layout, ensuring comfort and convenience for all occupants. Nestled on a popular tree-lined street between Uxbridge and Goldhawk Road, this sought-after residential location offers the epitome of West London living. Enjoy the convenience of being mere moments from the bustling Westfield complex, while an array of restaurants, cafes, and shopping facilities await discovery at Shepherd's Bush Green and Holland Park Avenue. Residents benefit from excellent transport connections, facilitating easy exploration of the city and beyond. Whether it's a leisurely stroll through picturesque parks or a day of retail therapy, this prime location offers an unparalleled lifestyle experience.

Offers in excess of: £850,000 Leasehold

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Pennard Road, London W12 8DS

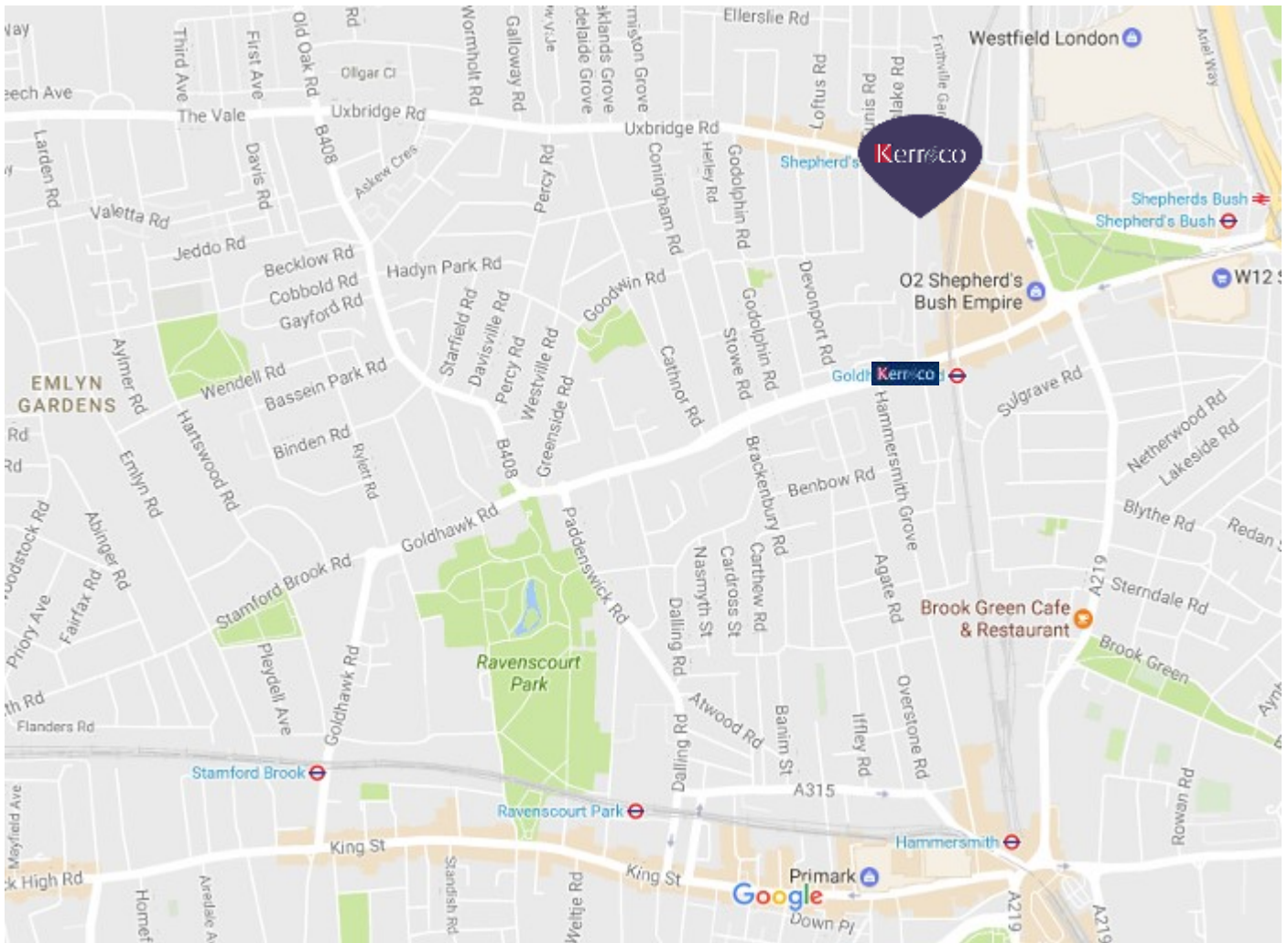
Duplex apartment over the top two floors of this converted Victorian Dutch gable building. Large open plan kitchen/dining living area with High ceilings.

Recently refurbished to a high standard with lighting circuits and in built Sonos speakers. Three bedrooms with good built in wardrobes.

Two stylish bathrooms one with TV. Beautifully finished throughout.

Stone's throw from transport and shopping facilities at Shepherd's Bush Green and West London Westfield Complex Underfloor heating and working gas fire.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.

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Three bedroom duplex apartment

Approx. Gross internal area : **1,123 Sq. Ft. (104.3 Sq. M.)**

Eaves Storage: **114 Sq. Ft. (10.6 Sq. M.)**

Total: **1,237 Sq. Ft. (114.9 Sq. M.)**

Lease: **Approx 970 years remaining**

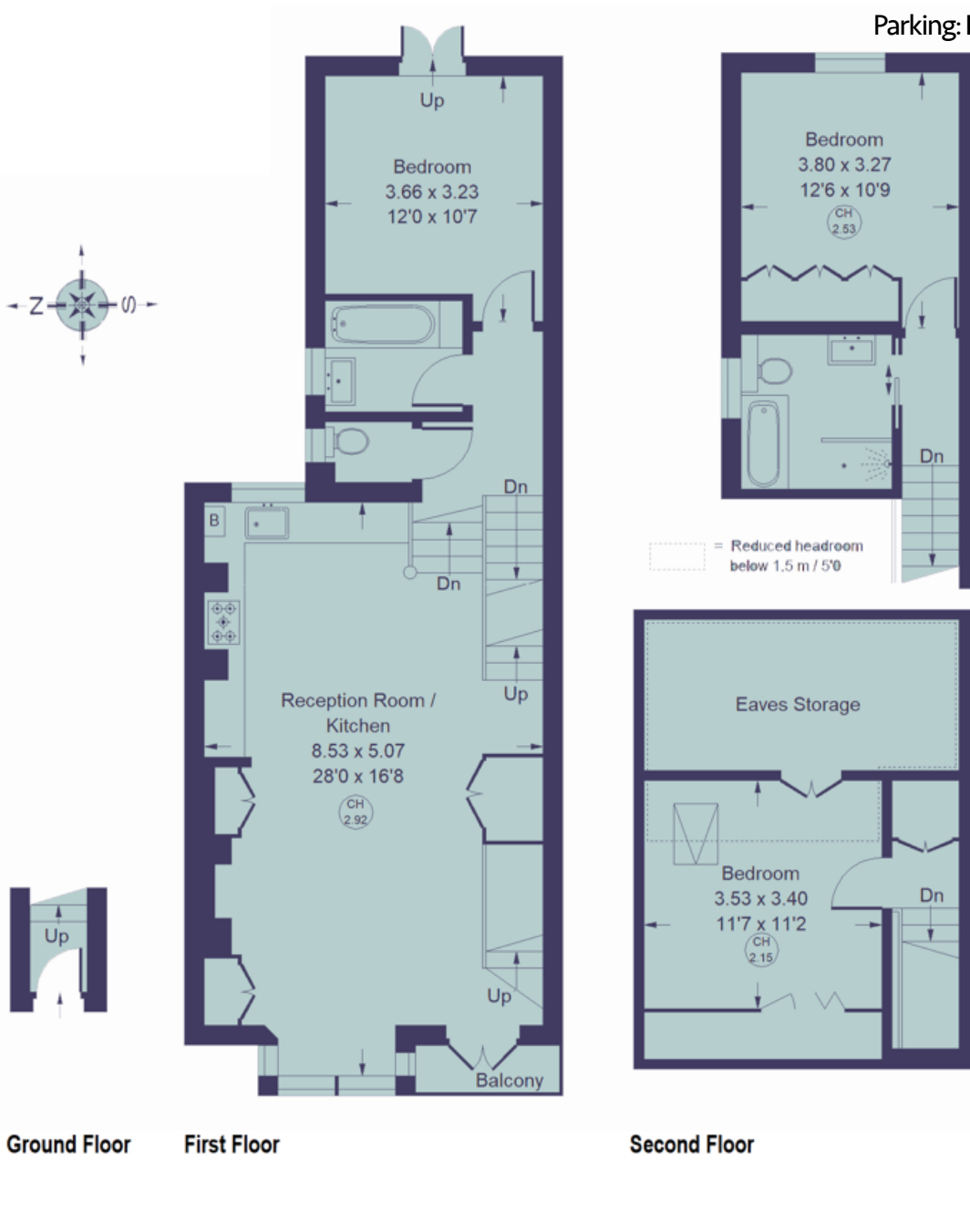
Ground Rent: **£100 per annum**

Offers in excess of: **£850,000**

EPC Rating: **D65**

Parking: **Residents parking permit**

Council Tax: **Band E**



Kerrico

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