

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

Kerr&co



Godolphin Road, London W12

Welcome to this fabulous fully extended five-bedroom Victorian family home, exquisitely finished to offer spacious living areas brimming with period charm. The property boasts a wealth of delightful features including ornate cornicing, elegant fireplaces, double glazed sash windows, and wooden floors.

Spanning three floors and encompassing a generous 2,059 square feet of living space, this wide and impeccably laid out residence is a true testament to refined living. The ground floor greets you with a welcoming double reception room, ideal for both relaxation and entertaining. Beyond lies the heart of the home: a large open kitchen/dining room that seamlessly flows out onto the garden. Convenience is key, with a downstairs WC adding practicality to everyday living, while a cellar offers additional storage space. Upstairs, three well-appointed bathrooms serve the household alongside five bedrooms, which one is en suite, ensuring comfort and privacy for all occupants. Nestled on the sought-after Godolphin Road, a picturesque tree-lined street positioned between Uxbridge and Goldhawk Road, this residence offers easy access to the vibrant amenities of Hammersmith Broadway and Westfield Shopping Centre. Superb transport links, including bus, underground, and overground routes, further enhance the appeal of this enviable location, making it an ideal choice for modern family living.

Asking Price: £1,650,000 Freehold

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Godolphin Road, London W12 8JN

A fully extended five bedroom Victorian family house offering 2,059 Sq Ft of accommodation.

Three bathrooms, which one is en suite.

Double reception room.

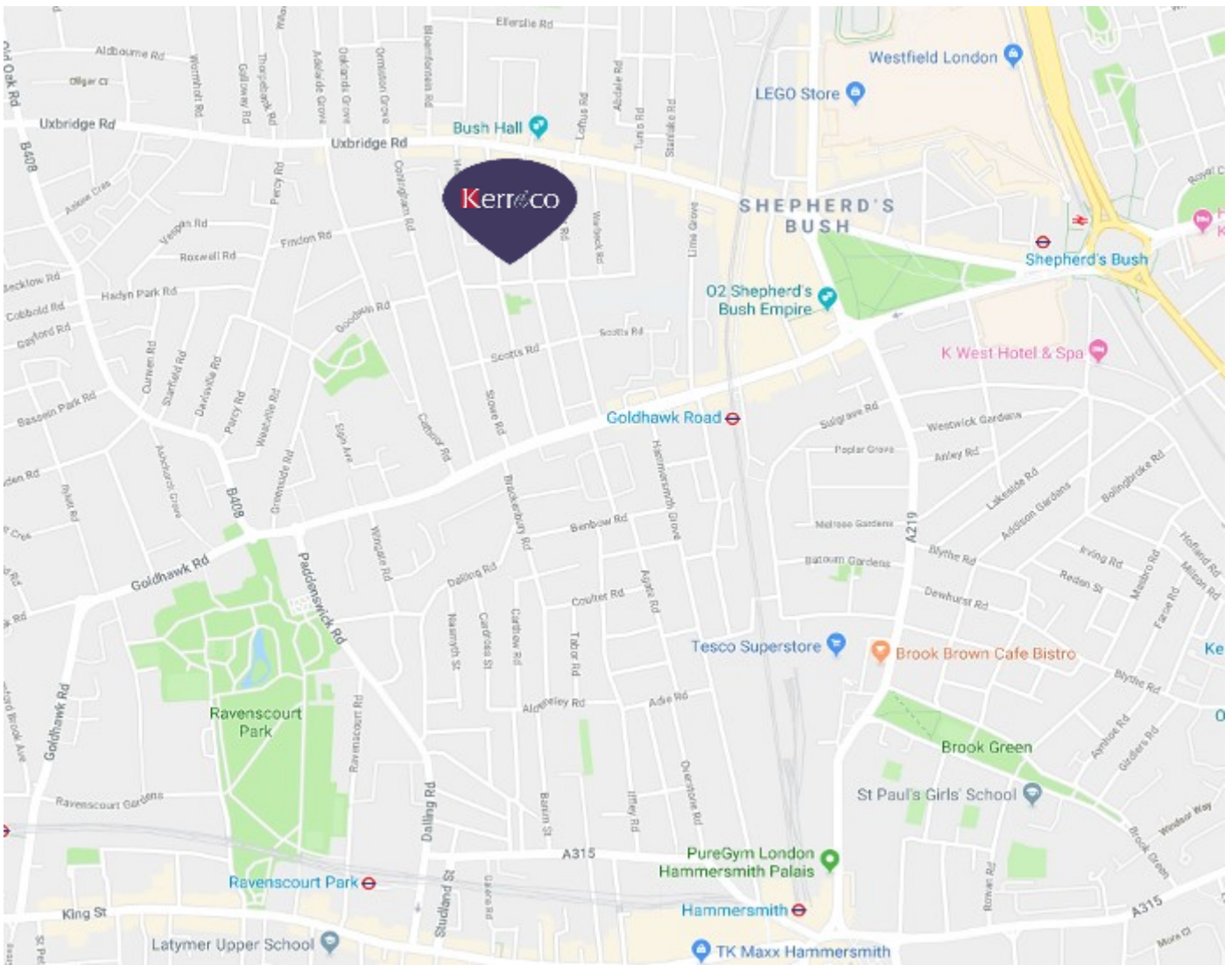
Kitchen/dining room leading on to garden.

Good condition and offering many period features.

A beautiful wide bay fronted house.

Tree lined quiet residential street, close to a broad spectrum of local amenities including tube stations, shopping and leisure facilities located at Shepherd's Bush & Hammersmith town centres.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	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.

Tenure and other pertinent information:

Freehold

Parking: On street with LBHF Residents Parking Permit

Council Tax: Band G

Connected services and utilities: Mains water and drainage, gas, electricity, telephone and broadband. To check broadband speeds and mobile phone signal strength please use the online checker via checker.ofcom.org.uk/

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Asking price: **£1,650,000**

Five bedroom Victorian bay fronted house.

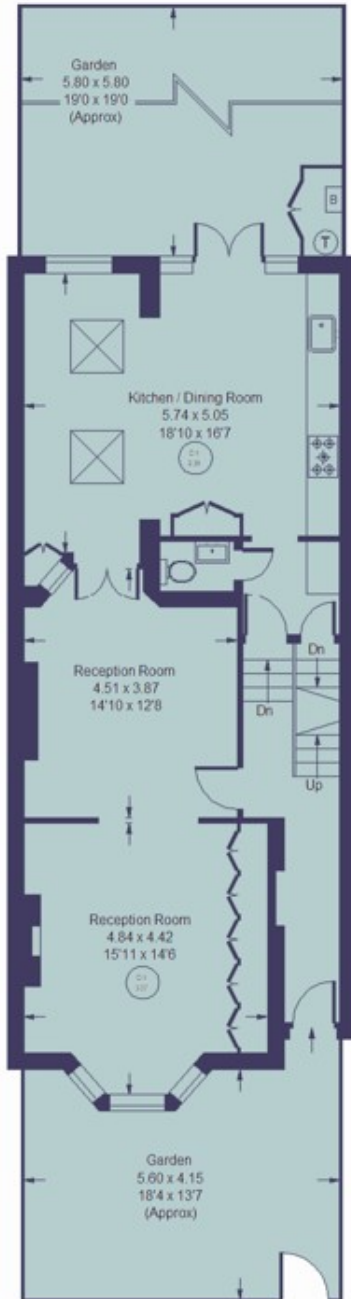
Approximate Gross Internal Floor Area: **2,059 Sq. Ft. (191.3 Sq. M.)**

Basement : **460 Sq. Ft. (42.7 Sq. M.)**

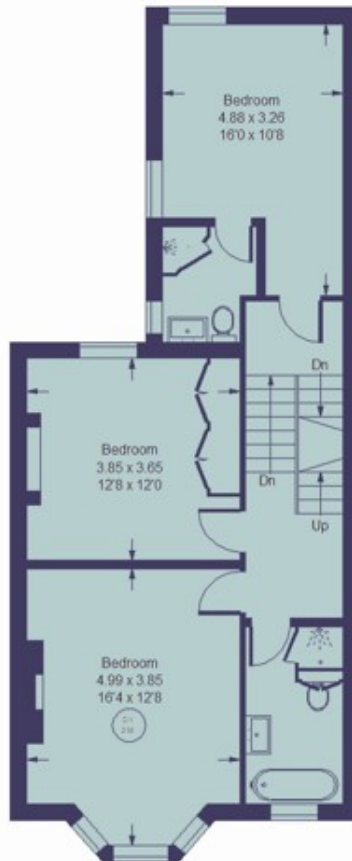
Eaves storage: **84 Sq. Ft. (7.8 Sq.M.)**

Total : **2,603 Sq. Ft. (241.8 Sq.M.)**

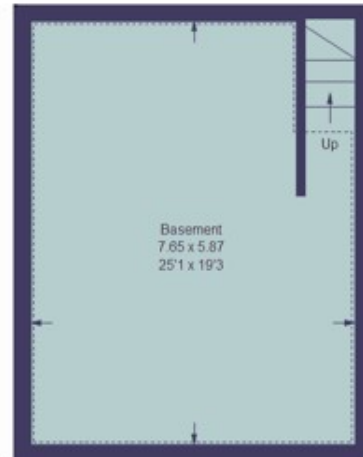
EPC rating: **C70**



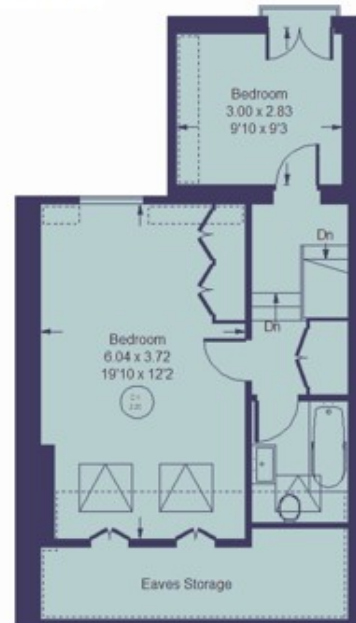
Ground Floor



First Floor



Basement



Second Floor

--- = Reduced headroom below 1.5 m / 5'0"

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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.