

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

**Kerr & Co**



## Nascot Street, London W12

**Welcome to this immaculately presented three double bedroom end of terrace Edwardian family home with side access, a true architectural masterpiece that stands out with its unique rear layout, boasting a workshop and an expansive double-width garden – the envy of the street.**

Spanning 1,595 Sq Ft, this residence offers abundant space for comfortable family living. With potential for extensions (subject to planning permission and consents), this property provides endless opportunities to customize and expand according to your vision. The property comprises a double reception room, perfect for entertaining guests or relaxing with family, a spacious kitchen/dining room, utility room, family bathroom with separate shower room, and three generously sized double bedrooms, ensuring ample space for every member of the household. Step into the South-facing double-width garden, a tranquil oasis offering a serene retreat for outdoor gatherings, gardening enthusiasts, or simply unwinding amidst nature's beauty. Retaining its original character, the home features charming fireplaces, intricate cornicing, and elegant sash windows which are now double glazed, seamlessly blending timeless elegance with modern comforts. Nestled in the sought-after enclave of Nascot Street, residents enjoy easy access to transport links, shopping facilities at the prestigious West London Westfield Complex and White City Living, as well as the vibrant amenities of Ladbroke Grove and the renowned Portobello Road.

**Asking price: £1,300,000 Freehold**

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### **Nascot Street, London W12 0HE**

End of terrace Edwardian house with side access.  
Very good condition with lots of period charms.  
Double width South facing garden.  
Three double bedrooms.  
Workshop.  
Utility room.  
Family bathroom with separate shower room.  
Double reception room.  
Double glazed sash windows.  
Scope to extend subject to planning permission  
and usual consents.  
Easy access to transport, restaurants and  
shopping facilities at West London Westfield  
Complex, White City Living and Ladbroke Grove.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 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.

## Nascot Street, London W12 0HE

Three bedroom end of terrace Edwardian house  
Approx. Gross internal area : **1,428 Sq. Ft. (132.7 Sq. M.)**

Workshop: **154 Sq. Ft. (14.3 Sq. M.)**

External Storage: **13 Sq. Ft. (1.2Sq. M.)**

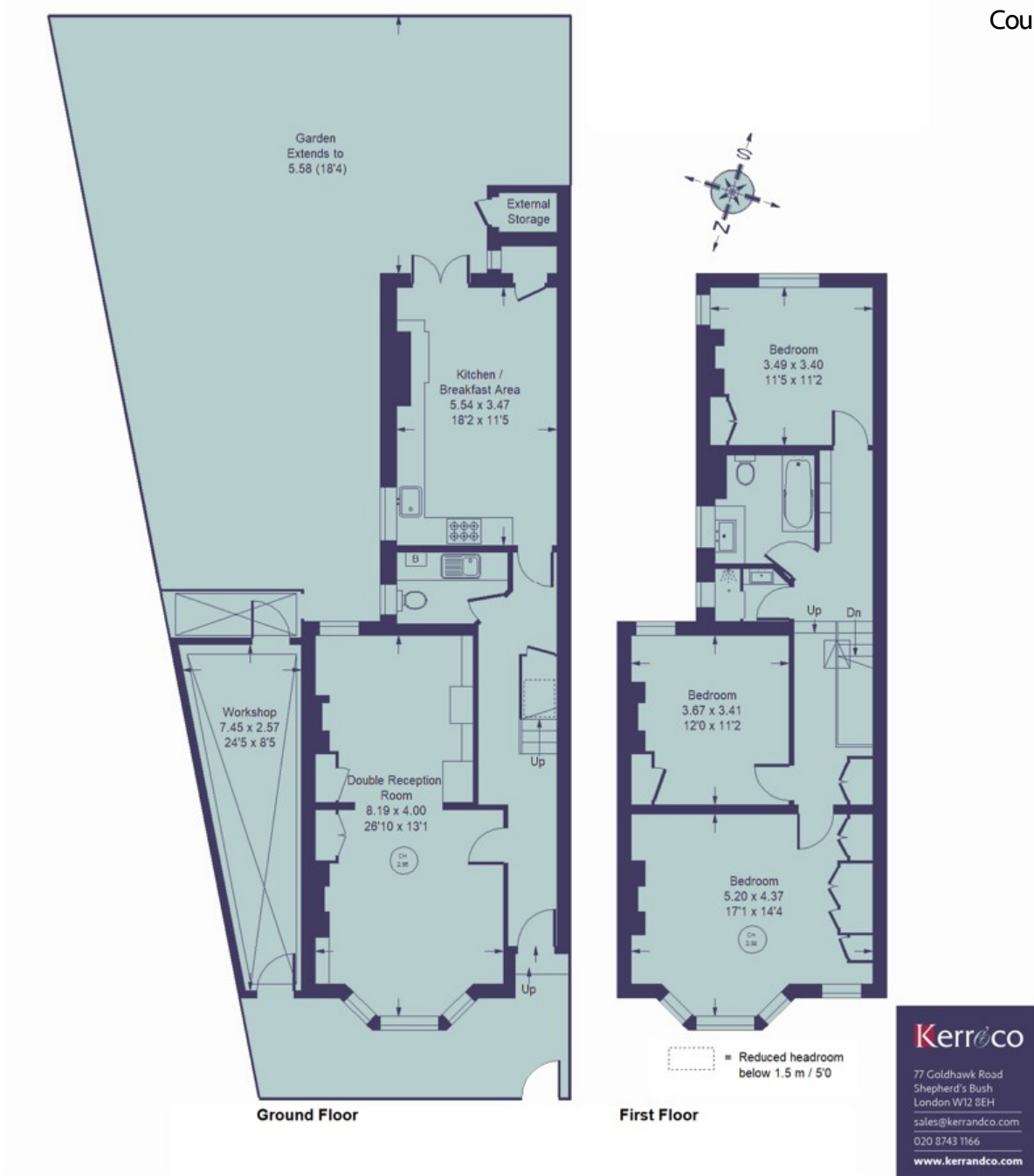
Total: **1,595 Sq. Ft. (148.2 Sq. M.)**

Asking price: **£1,300,000**

EPC Rating: **D66**

Parking: **Residents parking permit**

Council Tax: **Band F**



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.