

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

Kerr & Co



Richford Street, London W6

This wonderfully stylish family home has been remodelled and extended to create an exceptional open plan kitchen / dining / reception room, on the lower floor, measuring an impressive 42'6" x 15'2" which leads on to the West facing rear garden with side pedestrian access and home office. On the upper floors is the principal bedroom suite and family bathroom and two further double bedrooms.

Richford Street runs South off Goldhawk Road linking to Hammersmith Grove and is therefore well located for access to the broad variety of local facilities. Transport links include the underground stations at Goldhawk Road (Hamm & City and Circle lines), Shepherd's Bush (Central and overland lines), Hammersmith (Piccadilly, District, Hamm & City and Circle lines), numerous local bus routes and access to both A40 and A4. Shopping and leisure facilities can be found at Westfield London, Hammersmith Broadway, the BBC development as well as local shopping along Goldhawk Road and King Street. The house is also in the catchment for St Stephen's Primary school one of the top schools in the country.

Asking Price: £1,525,000 Freehold

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Richford Street, London W6 7HP

Stylish family home which has been sympathetically extended by the current owners.

Exceptional living space measuring an impressive 42'6" x 15'2".

Principal bedroom suite occupying the entire raised ground floor.

Two further double bedrooms.

Large family bathroom.

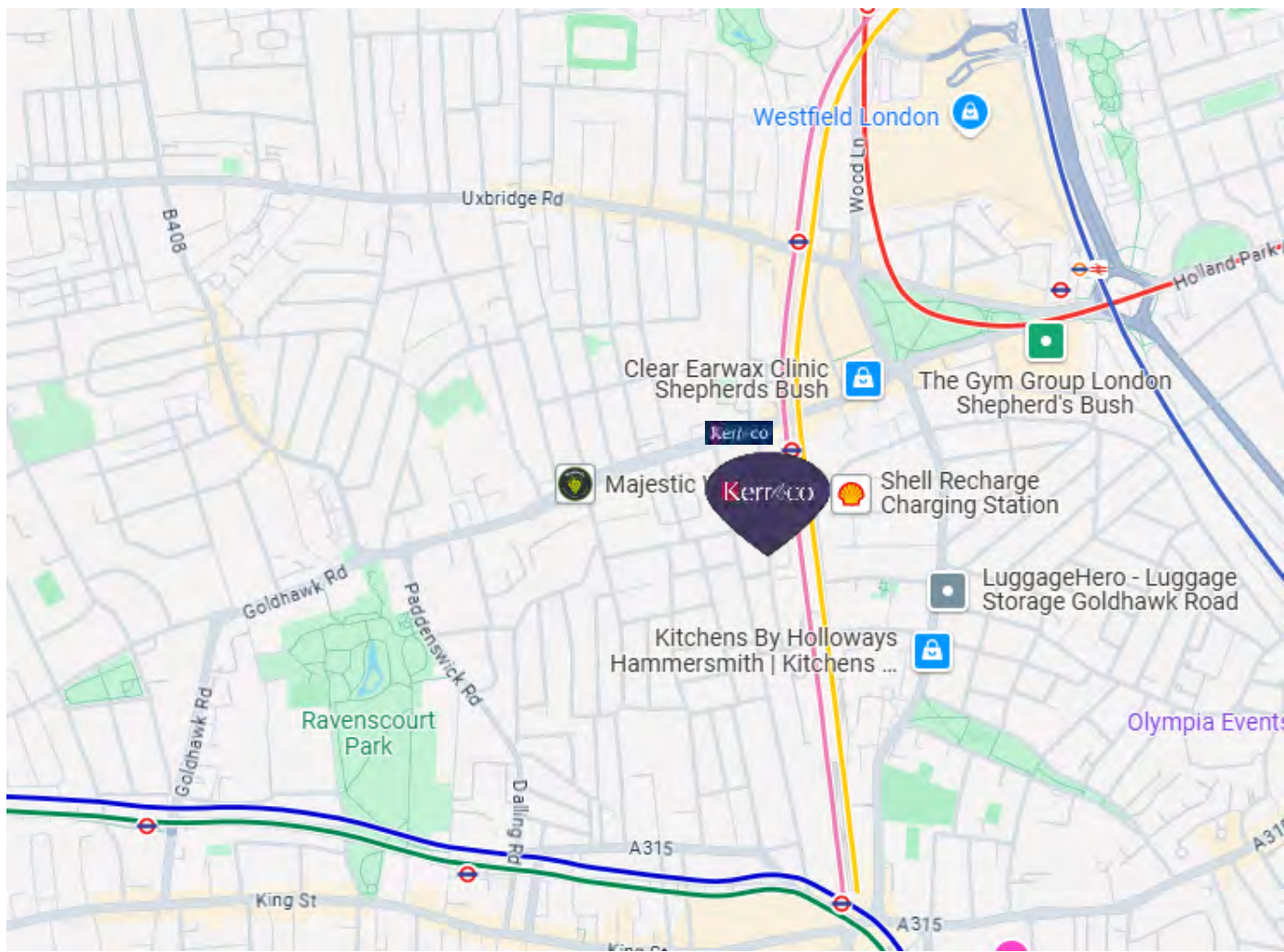
West facing rear garden with home office and side pedestrian access.

Well located for ease of access to local underground and over land stations, shopping and leisure facilities.

Falls within the catchment for St Stephens Primary school one of the top schools in the country.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 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.

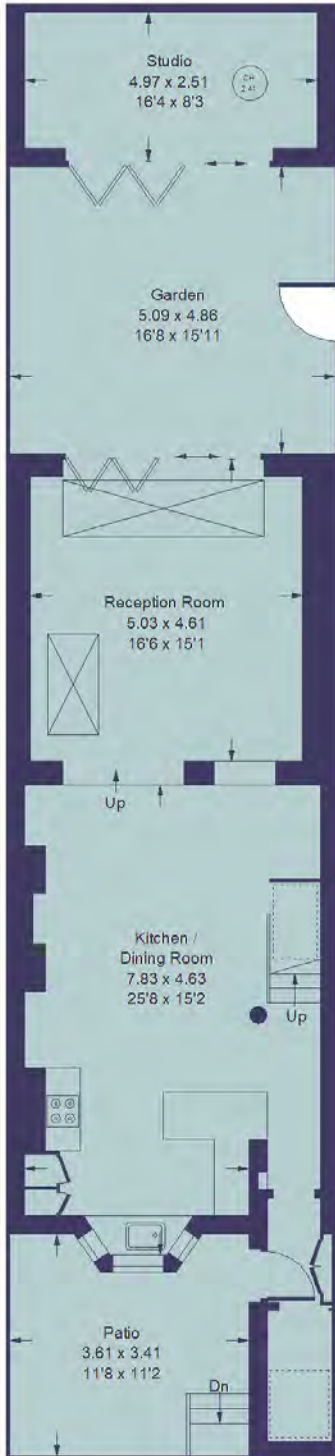
Tenure:	Freehold
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band G (£2,311.28 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps to front doors and internal stairs
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood risk:	<u>Surface water</u> : High risk > 3.3% chance per annum <u>Rivers and Sea</u> : Very Low Risk less than 0.1% chance per annum

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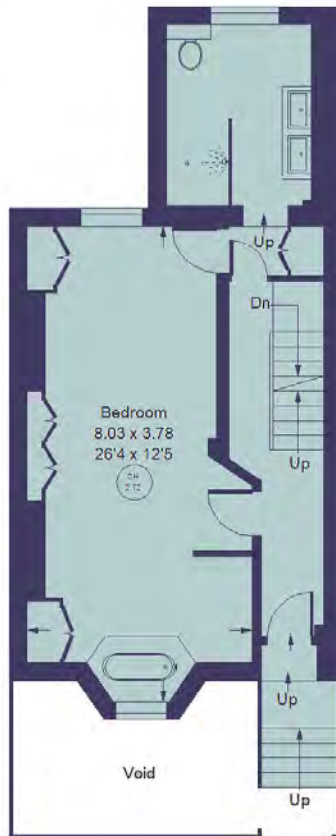
Asking Price: **£1,525,000**

Three bedroom end of terrace house

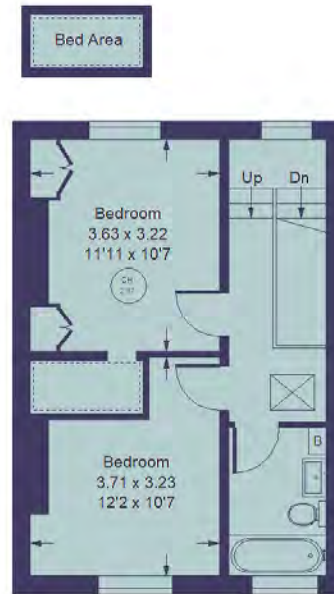
Approximate gross internal floor area: 1,755 Sq. Ft. / 163.1 Sq. M.



Lower Ground Floor



Raised Ground Floor



First Floor

Richford Street, W6

Approx. Gross Internal Area = 151 sq m / 1625 sq ft
 Studio = 12.1 sq m / 130 sq ft
 Total = 163.1 sq m / 1755 sq ft



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

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. 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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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/fitings 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.