

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

Kerr&co



DEVONPORT ROAD, LONDON W12

An exceptional four double bedroom end of terrace Victorian house located on this quiet and popular tree lined road. The property provides generous family accommodation over four floors and measures in excess of 2,400 square feet.

The accommodation comprises; on the lower ground floor a large open plan kitchen/dining/family room, utility room, downstairs cloakroom and doors on to the rear garden. On the raised ground floor are the main double reception room, a large study / home office and a cloakroom. On the upper two floors are the generous master bedroom suite with plentiful built in storage and further eaves storage, three further double bedrooms (one with a rear balcony), a family shower room which has capped off plumbing to take a full sized bath should the need arise and access to a rear balcony. Devonport Road is situated close to the Goldhawk Road tube station (Circle, Hammersmith & City Lines) and within easy reach of the 'Westfield London' shopping complex and the A4 offering good access to Heathrow Airport and circa 10 minute walk to the Shepherd's Bush central line and overground stations.

Asking Price: £1,895,000 - Freehold

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DEVONPORT ROAD, LONDON W12 8NX

AN EXCEPTIONAL 4 BEDROOM FAMILY HOME
 IN EXCESS OF 2,400 SQ. FT. OF ACCOMMODATION OVER 4 FLOORS
 DUAL ASPECT RECEPTION ROOM ON THE RAISED GROUND FLOOR
 KITCHEN / DINING ROOM OVER THE LOWER GROUND FLOOR
 MASTER BEDROOM SUITE
 THREE FURTHER DOUBLE BEDROOMS
 FAMILY BATHROOM
 REAR GARDEN AND TWO BALCONIES
 UTILITY ROOM
 STUDY
 EXCELLENT BUILT IN AND EAVES STORAGE





DEVONPORT ROAD, W12 8NX
FOUR BEDROOM END OF TERRACE HOUSE
APPROXIMATE GROSS INTERNAL AREA INCLUDING EAVES STORAGE
2,544 SQ. FT. (236.4 SQ. M.)

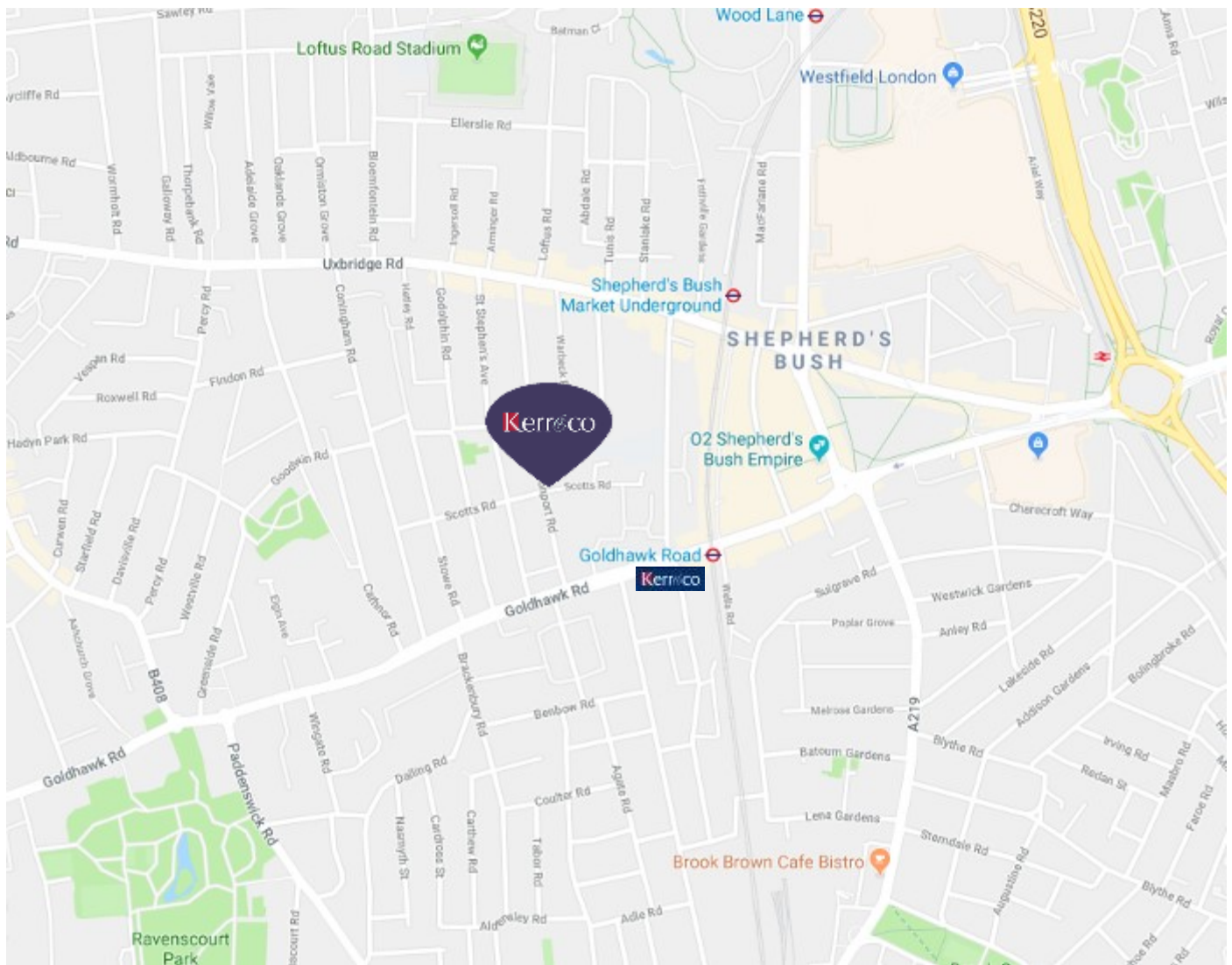
Asking Price: £1,895,000

Tenure: Freehold

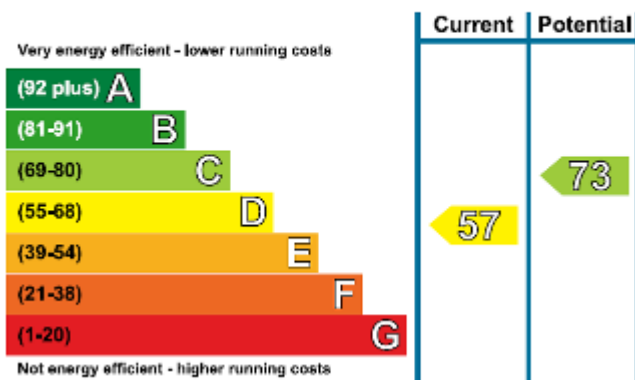
EPC Rating: **D57**

Parking: Residents parking permit

Council Tax: Band G



Energy Efficiency Rating



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).

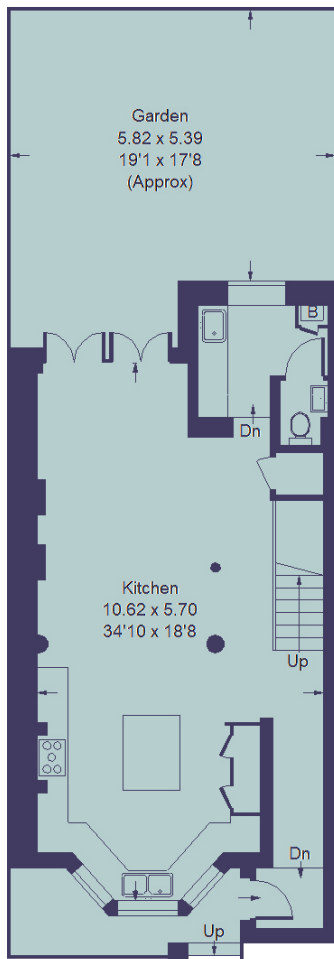
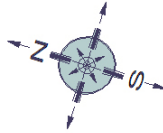
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



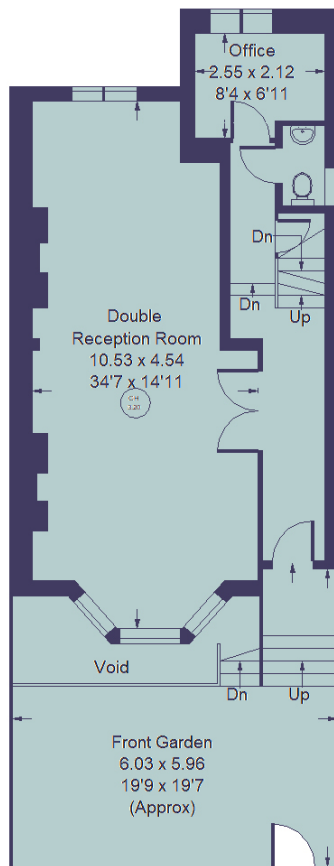
Devonport Road, W12

Approx. Gross Internal Area = 220.3 sq m / 2371 sq ft
 Eaves Storage = 16.1 sq m / 173 sq ft
 Total = 236.4 sq m / 2544 sq ft

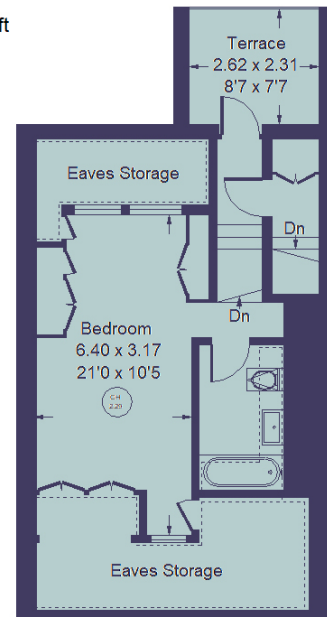
 = Reduced headroom
 below 1.5 m / 5'0



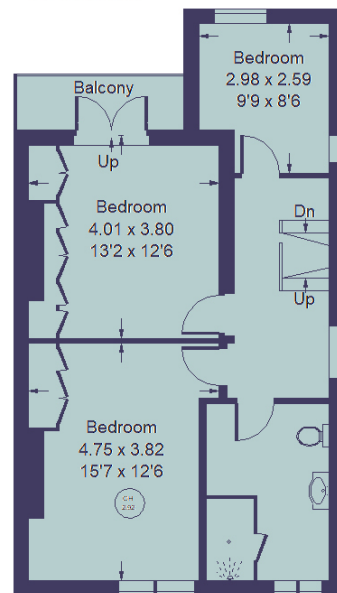
Lower Ground Floor



Raised Ground Floor



Second Floor



First Floor

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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.