

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

**Kerr & Co**



## Devonport Road, London W12

**A rare opportunity to acquire this versatile, architecturally impressive, Victorian Villa with numerous stunning original Victorian features. The house measures an impressive 2,338 Sq. Ft. (217.2 Sq. M.) over three floors. Fundamentally the house is perfectly habitable although it would benefit for some cosmetic improvements and alteration to the lower ground floor. There is also scope, subject to the granting of planning permission, to extend further.**

The house is set back off the road with a charming and well planted front garden which also provides off street parking for a single car. There are entrances to the house at raised ground floor and lower ground floor levels. Currently the accommodation provides a formal drawing room with doors on to a terrace, a further reception room / bedroom and office / bedroom as well as a cloakroom on the raised ground floor. A kitchen, dining room, additional reception room, utility room, shower room and garden room on the lower ground floor. The top floor provides a large principal bedroom with en suite shower room, two further double bedrooms and a family bathroom. To the rear is an established and well planted rear garden.

**Offers in excess of: £1,800,000 Freehold**

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## Devonport Road, London W12 8NZ

An impressive architecturally intriguing detached Victorian Villa.

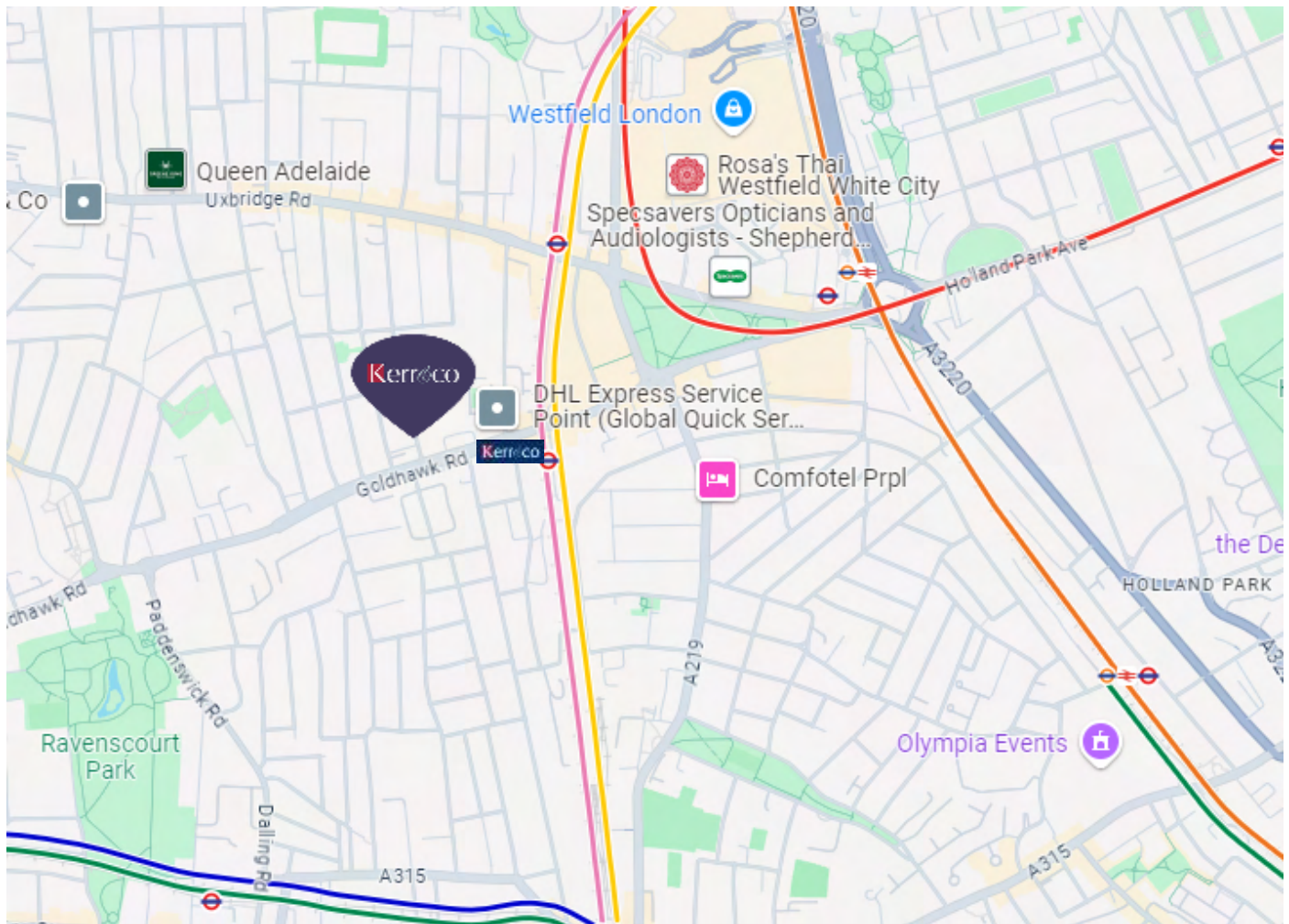
Numerous original features throughout including fire places, shutters, cornicing and panel doors. Scope to extend, improve and re arrange the layout, subject to the usual consents, to provide comfortable family accommodation.

Enviably location close to the broad spectrum of facilities and transport connections located at Shepherd's Bush Common including Westfield London.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 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 (£2,419.03 for current financial year 25/26)
Parking:	Off street parking and 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:	Available on request

Devonport Road, London W12 8NZ

Offers in excess of: **£1,800,000**

Double front detached Victorian villa

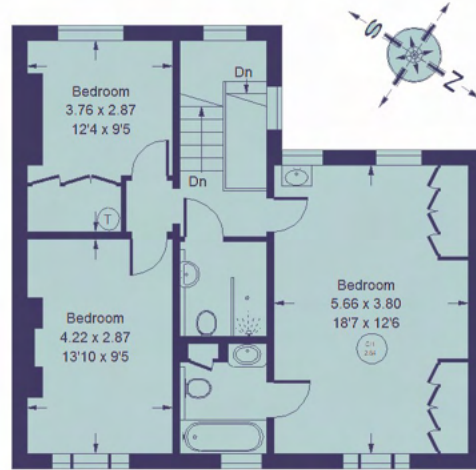
Approximate gross internal floor area: **2,338 Sq. Ft./ 217.2 Sq. M.**

## Devonport Road, W12

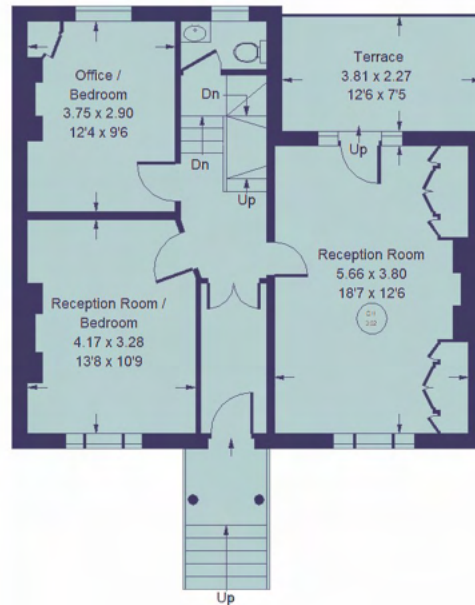
Approx. Gross Internal Area  
217.2 sq m / 2338 sq ft



**Lower Ground Floor**



**First Floor**



**Ground Floor**

--- = 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.