

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

Kerr & co



Oaklands Grove, London W12

A beautifully presented and fully extended three/four-bedroom Edwardian house arranged over three floors, situated on a quiet and sought-after residential street.

This charming home retains plenty of original period character and offers a well-balanced layout spanning 1,269 sq. ft. The ground floor features a double reception room leading through to a spacious kitchen/dining area, opening onto a West-facing garden—ideal for entertaining or relaxing. Additional ground floor benefits include a utility room and shower room. Upstairs, the property comprises three generous double bedrooms, including a principal bedroom with en suite, and a versatile fourth bedroom/study, perfect for home working or nursery use. Located just off Uxbridge Road, the home is close to popular local spots such as Proud Mary's café and is extremely well-connected, with Shepherd's Bush Market, Wood Lane (Hammersmith & City & Circle lines), White City, and Shepherd's Bush (Central Line) stations all within easy reach. Numerous bus routes and the nearby Westfield London development provide an abundance of shopping, dining, and leisure amenities. This is a fantastic opportunity to acquire a character-filled family home in a vibrant, well-connected part of West London—with room to grow and enjoy for years to come.

Asking price: £950,000 Freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com

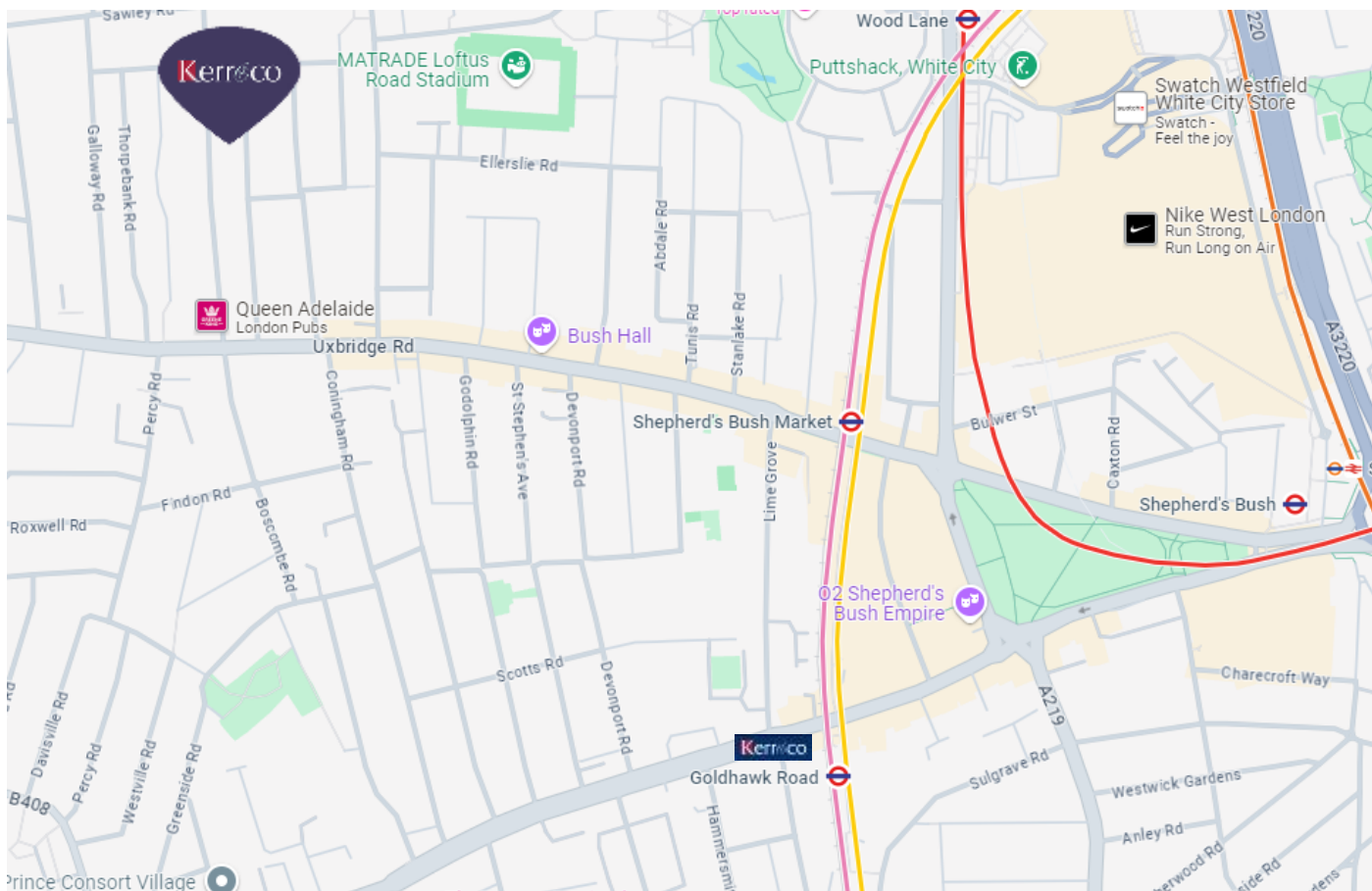




Oaklands Grove, W12 0JE

Freehold house.
Double reception room.
Front and rear West facing garden.
Fully extended offering 1,269 Sq Ft.
Within catchment of popular primary schools.
Three/four bedrooms with the master being en suite.
Edwardian family house.
Excellent location close to local transport links
(Hammersmith & City, Circle and Central
underground lines) and the impressive Westfield
London shopping and leisure facilities.
Chain free sale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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:

Tenure: **Freehold**

Parking: **Eligible for a LBHF Residents parking permit**

Council Tax: **Hammersmith and Fulham Band F (£2,096.49 2025-26)**

Connected services: **Mains water and drainage, gas, electricity, telephone and broadband (fibre and cable available locally)**

Heating: **Gas central heating via radiators**

Accessibility: **Step to front door**

Flood risk: **Available upon request from the agent**

Oaklands Grove, W12 0JE

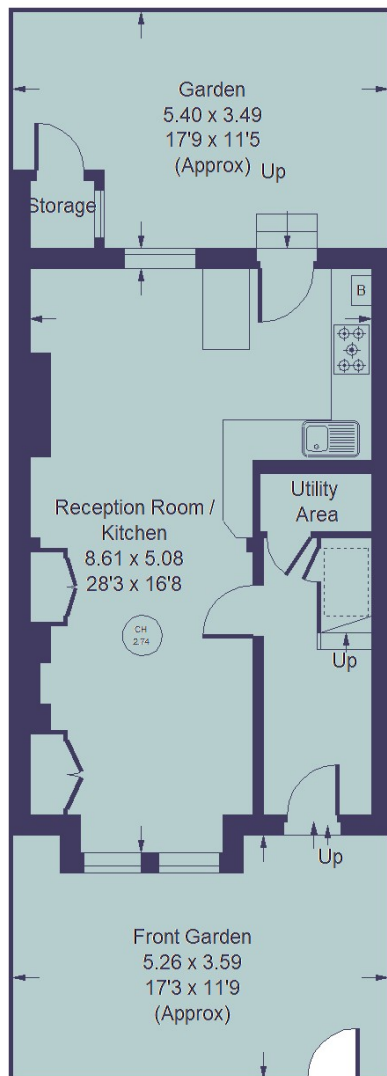
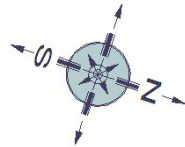
Asking price: **£950,000**

Three/Four bedroom Edwardian terraced house

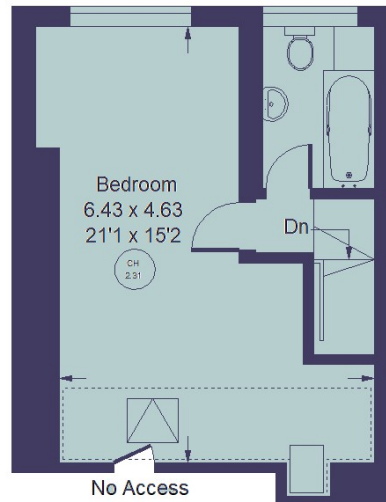
Approximate gross internal floor area: **1,259 Sq. Ft. (117 Sq. M.)**

Storage: **0.9 Sq. Ft. (10 Sq. M.)**

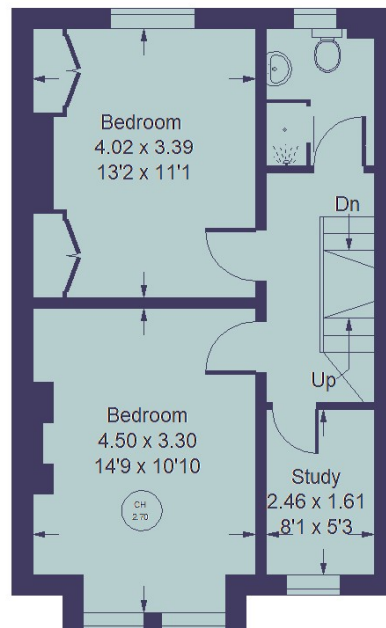
Total: **1,269 Sq. Ft. (117.9 Sq. M.)**



Ground Floor



Second Floor



= Reduced headroom below 1.5 m / 5'0

First Floor

Kerr&co

77 Goldhawk Road
Shepherd's Bush
London W12 8EH

sales@kerrandco.com

020 8743 1166

www.kerrandco.com

1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or 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. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.

2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.

3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alterations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.