

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

Kerr&co



Stanlake Road, London W12

An elegant four double bedroom family home located on one of the premier streets in Shepherd's Bush within the catchment for St Stephens Primary School.

The accommodation provides a principle bedroom, three further double bedrooms two bathrooms, dual aspect reception room, a spacious and wider than average kitchen / dining room leading on to the delightful rear garden and fitted out basement playroom and utility area. The house retains numerous original features and benefits from bespoke joinery providing storage, a balcony accessed from the principle bedroom, high ceilings throughout. Scope to convert the loft space subject to the usual consents.

Asking Price: £1,600,000 Freehold

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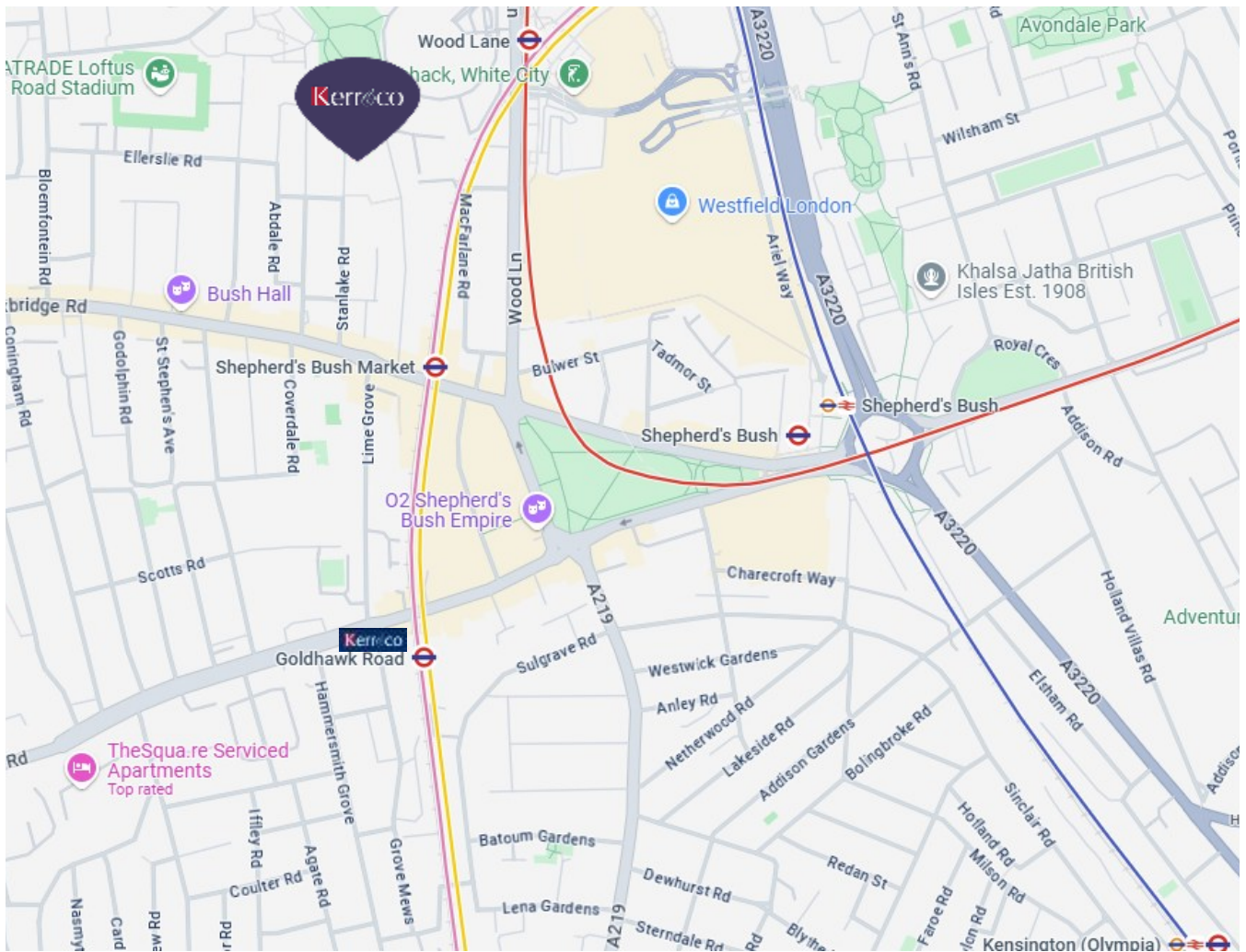




Stanlake Road, London W12 7HG

Neutral deco throughout.
 Generous rooms sizes.
 Principle bedroom.
 Three further double bedrooms.
 Bespoke joinery throughout.
 Numerous original features.
 Sleek modern integrated kitchen.
 Dual aspect reception rooms.
 Quiet residential street close to Westfield Shopping
 and Leisure complex and Soho House club.
 Catchment for St Stephens Primary school.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 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.

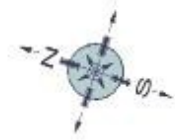
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band G (£2,311.28 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Level access to front doors and internal stairs
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood risk:	Available upon request

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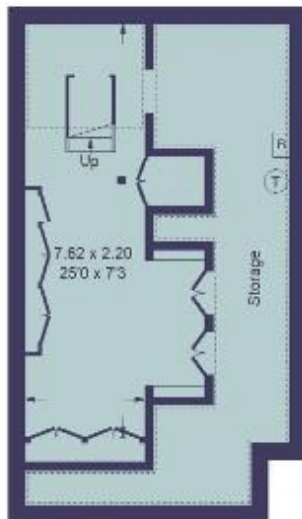
Asking Price: £1,600,000

Four bedroom Victorian terraced house

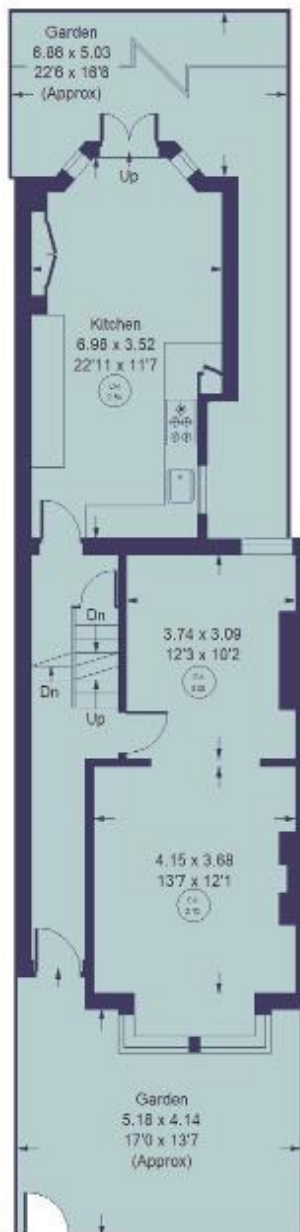
Approximate gross internal floor area: **1,853 Sq. Ft./ 172.2 Sq. M.**
(excluding reduced headroom in basement)



Reduced headroom
below 1.5 m / 5'0"



Lower Ground Floor



Ground Floor



Second Floor



First Floor

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.