

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

**Kerr**&co



## Sawley Road, London W12

**A beautifully proportioned three-bedroom mid-terraced house offering bright, spacious accommodation and superb views across Wormholt Park, ideally positioned on a quiet residential street.**

This thoughtfully arranged home features two generous reception rooms, a separate kitchen, and a conservatory opening onto a large South-facing garden—perfect for entertaining or family living. Upstairs are three well-balanced bedrooms and a family bathroom, providing flexible space for families, professionals, or those seeking dedicated work-from-home areas. While already a charming and well-laid-out home, there is scope to enhance the property further through sympathetic modernisation, allowing a purchaser to personalise and unlock its full potential. Set in a sought-after location, the property enjoys a tranquil outlook over the park while benefiting from outstanding local amenities. White City Living, home to Soho House, and the Westfield London shopping and leisure complex are both within easy reach, alongside excellent transport connections including the Central, Circle, Hammersmith & City Underground lines and the Overground network—providing fast access to Central London and beyond.

**Asking price: £775,000 Freehold**

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## **Sawley Road, London W12 0LQ**

Scope for enhancement with modernisation.  
Large rear 47ft South facing garden and front garden  
which has space for cycle storage.

Three bedrooms.

Two reception rooms.

Family bathroom.

Conservatory.

Chain free.

Close to the entrance to Wormholt Park.

Local amenities include a Sainsbury's Local and

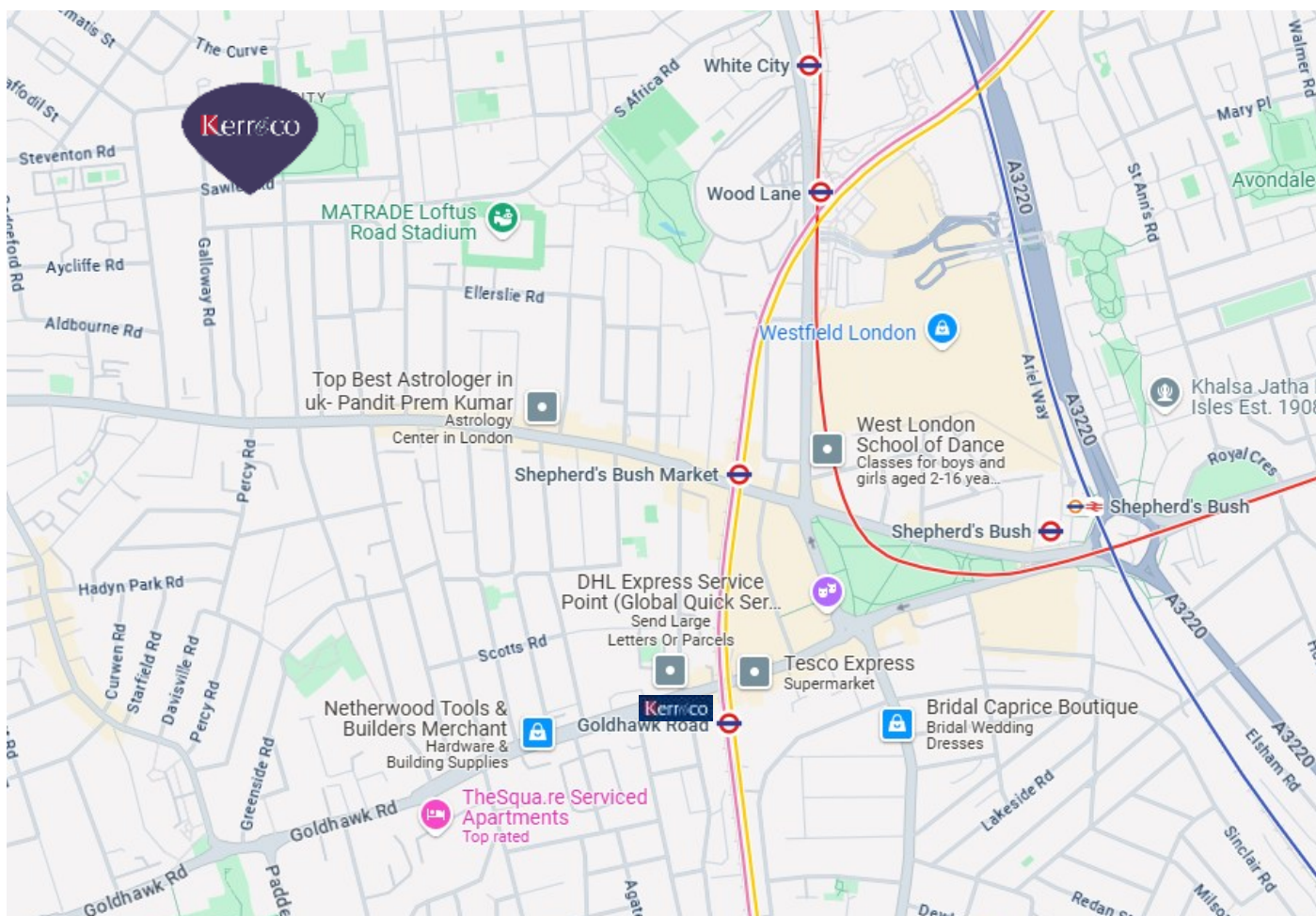
Londis.

Short walk to Westfield London and Wood Lane /

White City underground stations.







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>86 B</b>
69-80	<b>C</b>	<b>70 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.

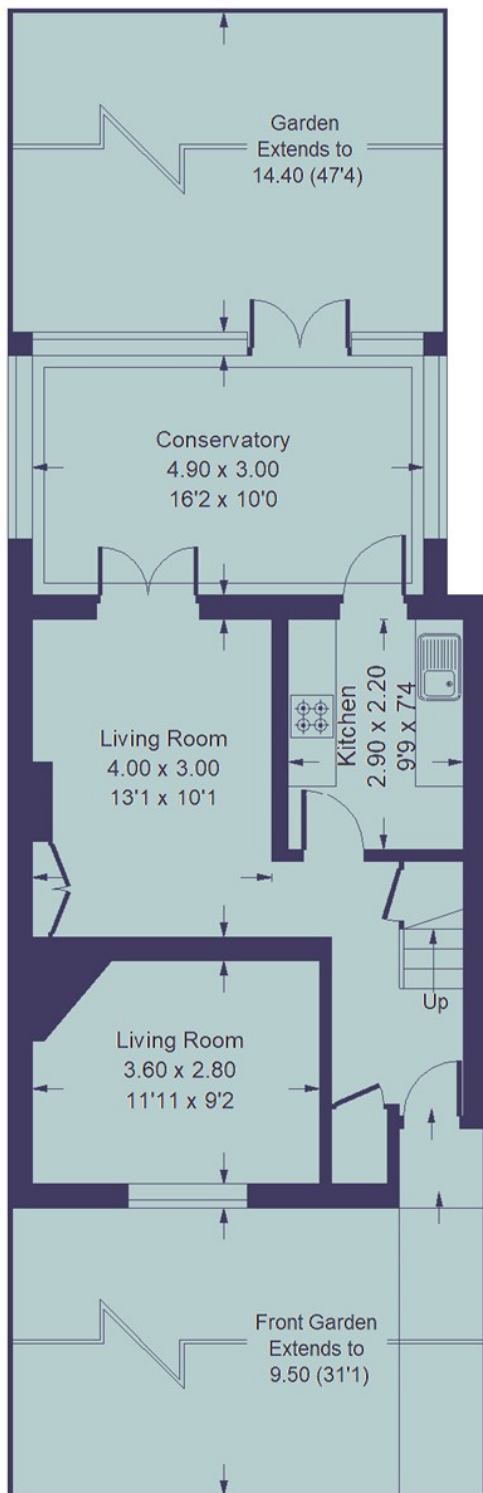
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1451.42 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps to front doors and internal stairs
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood Risk:	Available on request

**Sawley Road, W12 0LQ**

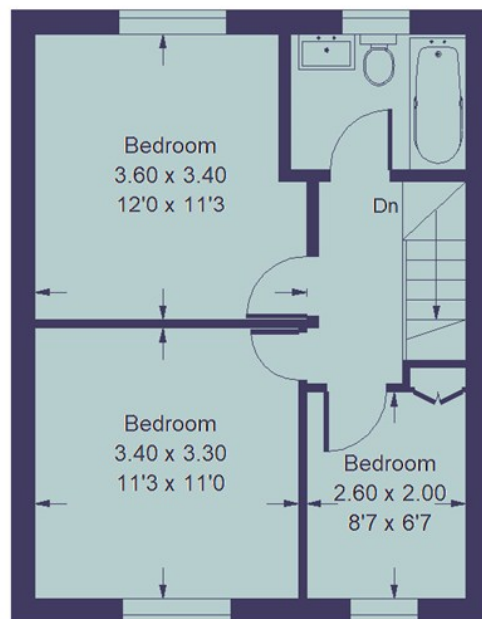
Asking Price: **£775,000**

Three bedroom terraced house

Approximate gross internal floor area: **994 Sq. Ft. (92.6 Sq. M.)**



**Ground Floor**



**First Floor**



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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 alternations 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.