

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

Kerr&co



Devonport Mews, London W12

A charming freehold mews house arranged over three floors, offering versatile living space with the rare benefit of an off-street parking space in this highly sought-after Shepherd's Bush location, measuring in excess of 1,500 sq ft.

The ground floor provides an inviting kitchen / dining room with large bi-fold doors opening directly onto the cobbled mews — ideal for entertaining and creating a seamless indoor-outdoor feel. The first floor features a spacious reception room incorporating a cleverly designed Murphy wall bed and a dedicated home office area. French doors lead out to a decorative wrought-iron balcony overlooking the mews. The top floor offers both the principal and guest bedroom suites, with a staircase rising to the flat roof which provides potential for further use, subject to the necessary consents. Devonport Mews is exceptionally well positioned for ease of access to a plethora of transport links, including Shepherd's Bush, and Goldhawk Road stations (Central, Hammersmith & City, Circle and Mildmay lines), as well as the well renowned Westfield shopping complex.

Asking Price: £1,100,000 Freehold

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Devonport Mews, London W12 8NG

Freehold mews house arranged over three floors.

Two double bedrooms with en-suite bathrooms.

First-floor reception room with Murphy wall bed and home office area.

Ground-floor kitchen / dining room with bi-fold doors opening to the cobbled mews.

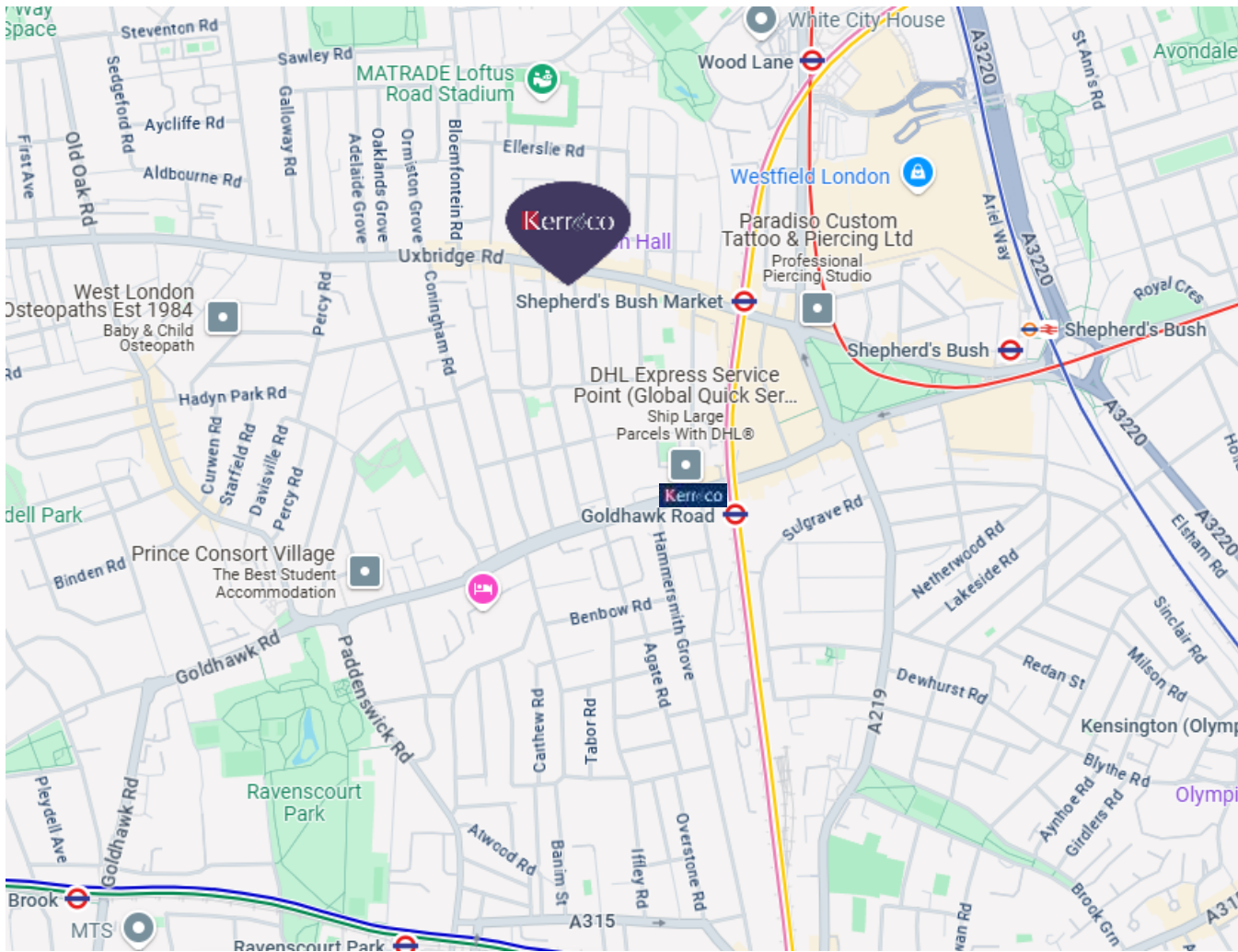
Decorative wrought-iron balcony overlooking the mews.

Staircase rising to a flat roof - offering potential for further use, subject to the necessary consents.

Off-street parking space.

Ideally located for the excellent transport links at Shepherd's Bush and Goldhawk Road as well as the wide range of local shopping, dining and leisure amenities including Westfield London.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	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.

Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band F (£2,096.49 for current financial year)
Parking:	Off street parking space.
Accessibility:	Step to front door and internal stairs case.
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

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Asking Price: **£1,100,000**

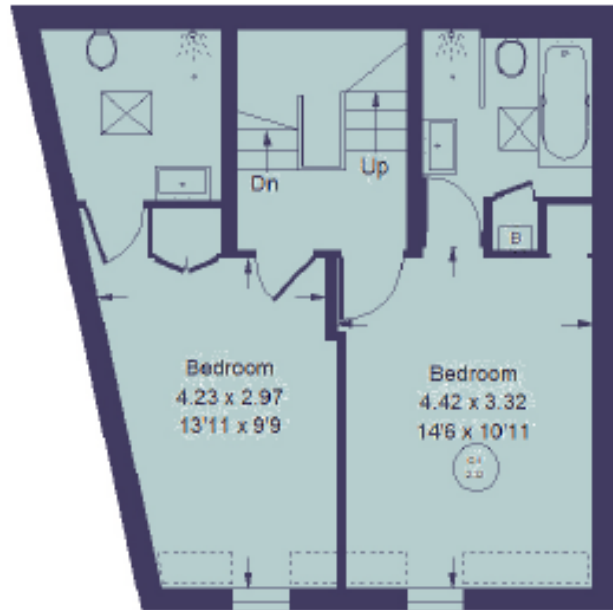
Freehold mews house arranged over three floors

Approximate gross internal floor area: **1,523 Sq. Ft./ 141.5 Sq. M.**

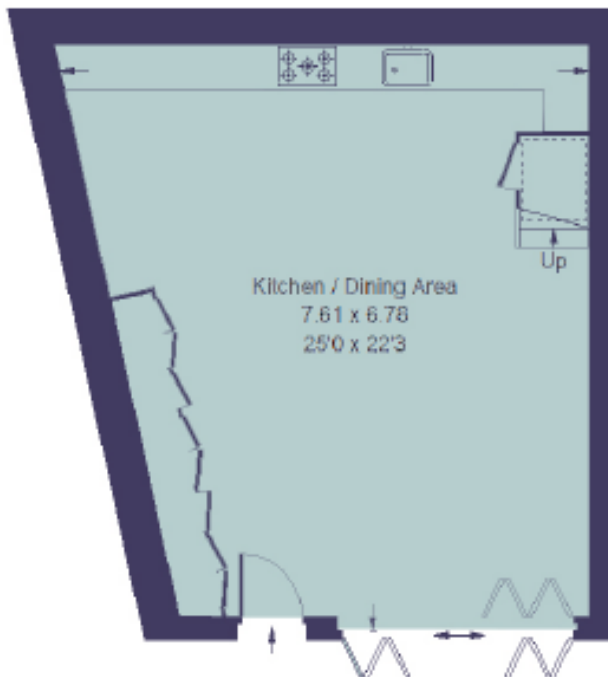


Third Floor

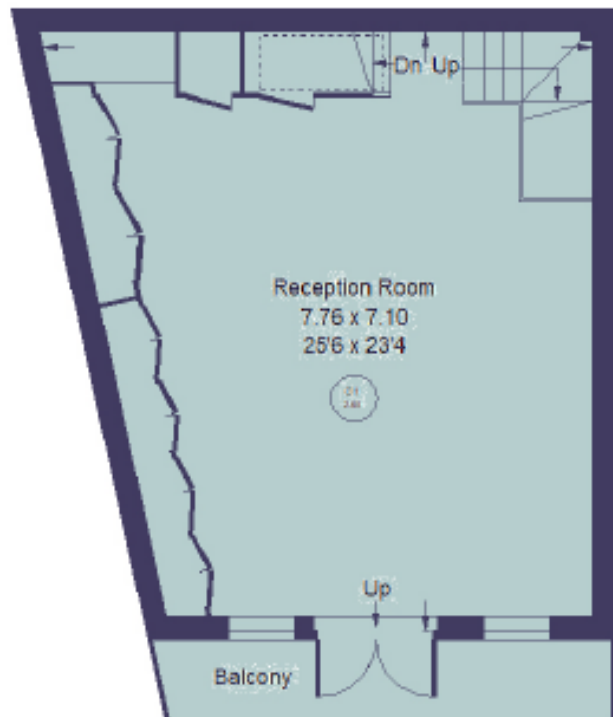
 = Reduced headroom
below 1.5 m / 5'0"



Second Floor



Ground 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.