



Goldhawk Road W12



Goldhawk Road W12

6/7 BEDROOMS

RECEPTION

RECEPTION 2 / MEDIA ROOM

39' KITCHEN/BREAKFAST/FAMILY ROOM

2 BATHROOMS (1 EN SUITE)

3 SHOWER ROOMS

FRONT GARDEN

PAVED AND WALLED REAR GARDEN

EPC RATING D 56

COUNCIL TAX BAND H

A substantial, partly refurbished, 6/7 bedroom double fronted detached Victorian villa with excellent and flexible living/entertaining space, a pretty front garden and private rear garden which is initially paved then lawned. The ground floor has a spacious central lobby/entrance hall with one side of the property having been opened up from front to back to create a fabulous 39' kitchen/dining/family room with a treble sash to the front and wide bay window to the rear with original built-in shutters, a central island/breakfast bar and abundant storage and integrated appliances. To the other side of the hall is currently configured with a 2nd reception/media room to the front with treble sash; a shower room and a double reception to the rear. To the rear of the ground floor is a self-contained flat ideal for a live-in au pair/nanny. There is access to the garden from the rear of this floor and access to the basement level where there is a utility room, wine cellar and plant room. There are currently 6 bedrooms and 3 bathrooms on the first floor including the expansive principal bedroom suite which occupies the entirety of one side of the first floor and includes a dressing room and spacious en suite bathroom. This impressive property of approximately 3,800 sq ft has high ceilings throughout and provides truly flexible living accommodation and is a designated Building of Merit – recognised for its significance to the history and character of the local environment. It is also ideally located on the corner of Ashchurch Park Villas and Goldhawk Road and is well positioned for a plethora of facilities in Chiswick, Westfield London and the new Olympia Development in Brook Green. The wonderful green spaces of Ravenscourt Park and Wendell Park are moments away.

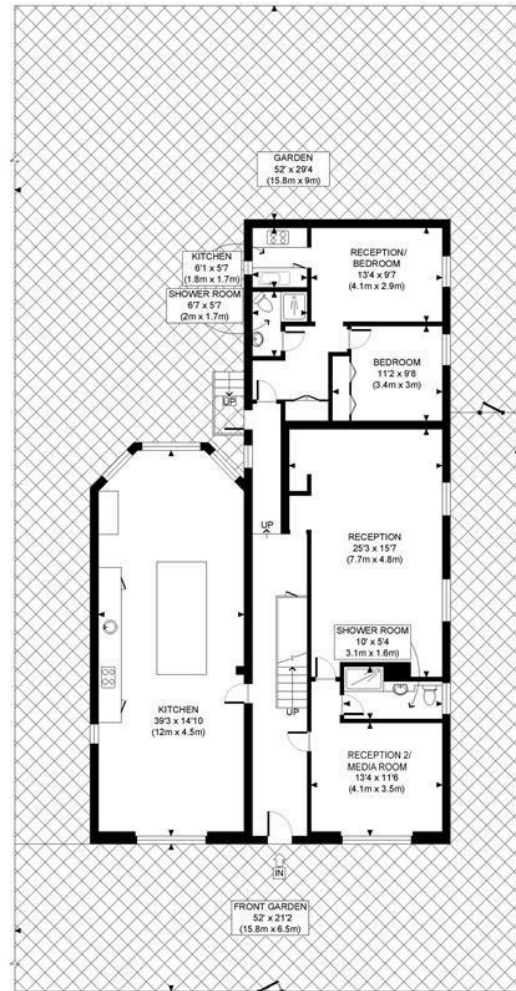
PRICE GUIDE £3,675,000
FREEHOLD

SUBJECT TO CONTRACT

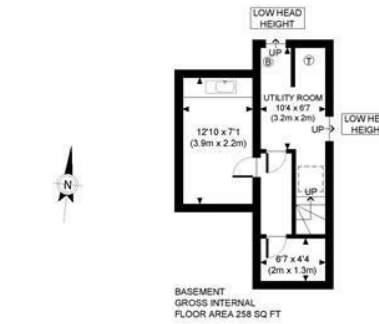








GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1791 SQ. FT



BASEMENT
GROSS INTERNAL
FLOOR AREA 258 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1760 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 3809 SQ FT/ 354 SQM

PROPERTY PHOTO PLANS .CO.UK
ONE STOP SHOP FOR PROPERTIES MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.