



Godolphin Road W12



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4 DOUBLE BEDROOMS
FULL WIDTH KITCHEN/BREAKFAST ROOM
DOUBLE RECEPTION
TV/MEDIA/PLAYROOM
PAVED & LONDON LAWNED GARDEN
2 BATHROOMS (1 EN SUITE)
LARGE CELLAR/UTILITY AREA
STUDY/BEDROOM 5
EPC RATING: C 72
COUNCIL TAX BAND G

A fabulous, extra wide 4 double bedroom Victorian terraced house with excellent living/entertaining space and a good sized garden.

The elegant double reception has a shuttered bay window to the front, working feature fireplace and tall double doors to the TV/media/playroom beyond which has built-in shelving and a 'Juliet-style' glass balustrade overlooking the kitchen/breakfast room. Steps lead from the hallway down to the full width, custom-built kitchen/breakfast room which has abundant storage, a marble-topped island and exposed brick wall. There are full width folding glass doors onto the garden which is initially paved and then 'London' lawned. There is access to the large cellar/utility area from the kitchen. There are 4 double bedrooms, 2 bathrooms (1 en suite) and a study/bedroom 5 on the upper floors. This beautifully presented family house occupies an excellent position on Godolphin Road and has further potential to excavate the basement subject to the usual planning consents.

PRICE GUIDE £1,875,000
FREEHOLD
SUBJECT TO CONTRACT



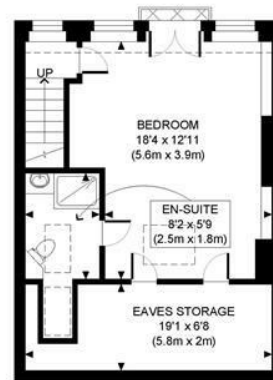




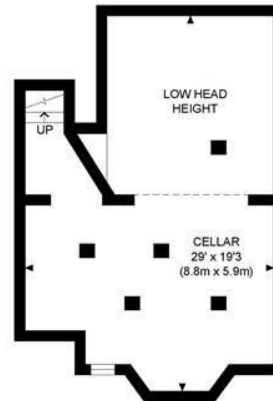




GODOLPHIN ROAD, W12



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 501 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 376 SQ FT



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 471 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 884 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 709 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2565 SQ FT/ 238 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2440 SQ FT/ 227 SQM

PROPERTY PHOTO PLANS^{CO.UK}

ONE STOP SHOP FOR PROPERTY 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.