

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

Kerr & Co



Bamborough Gardens, London W12

A new build, four bedroom house providing 1,798 sq ft of accommodation, set over four floors of this new build townhouse, benefitting from a private off street parking garage, four double bedrooms and two roof terraces.

Spacious four bedroom townhouse.

Dining room with open plan modern integrated kitchen.

Spacious and bright living room, opening out onto a large south facing roof terrace.

Principle bedroom with a walk in wardrobe and en-suit shower room with an additional south facing terrace.

Two bathrooms and a ground floor cloakroom.

Private garage.

Well located for ease of access to Goldhawk Road, Shepherd's Bush and Hammersmith underground stations (Central, Circle, Hammersmith & City, District and Piccadilly lines).

Short walk from shopping amenities in the well renowned Westfield shopping complex.

Asking Price: £1,885,000 Freehold

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Bamborough Gardens London W12

Tenure: Freehold

Local Authority: LBHF

Council Tax: TBC

Parking: garage

Accessibility: Internal stairs

Connected services / utilities: Mains water and drainage, electricity, telephone and broadband (both fibre and cable available locally).

Heating: Air Source Heat Pump

Flood risk: Ask Agent

N.B. these photos are CGI.



4 BEDROOM TOWNHOUSE

12 BAMBOROUGH GARDENS

Bamborough Gardens W12

Asking Price: **£1,885,000**

Four bedroom house

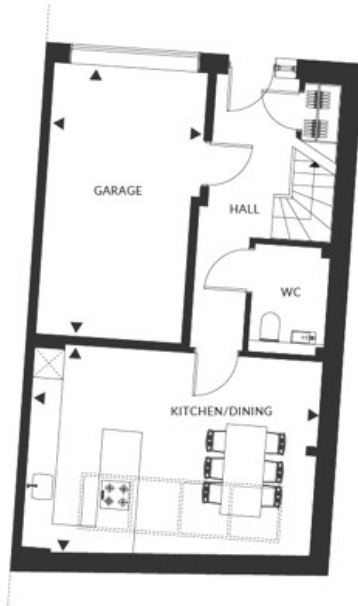
Approximate gross internal floor area:

1,798 Sq. Ft./ 167 Sq. M.

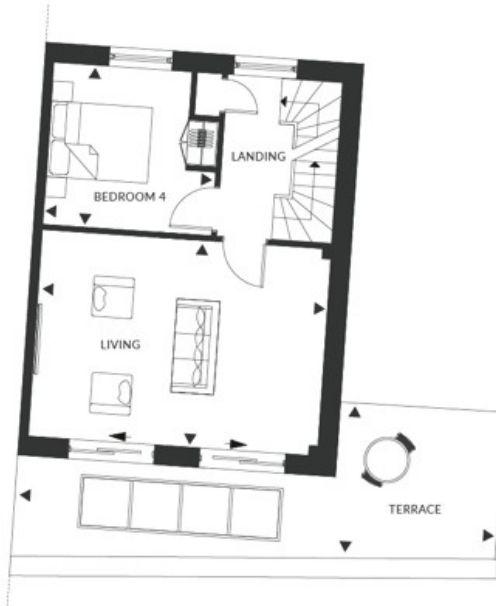
(plans show the layout of the house on
the left of the external CGI photo)



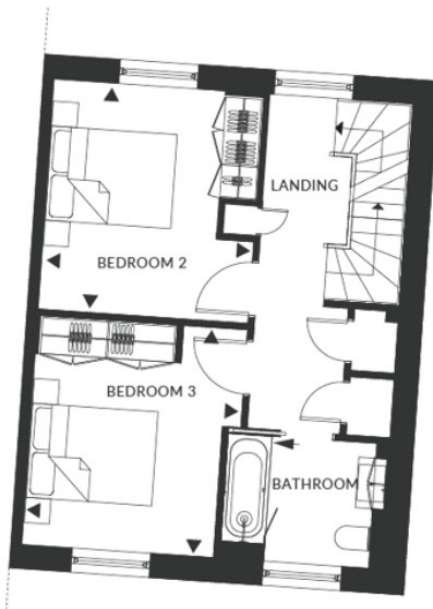
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



167 SQM / 1798 SQFT

Kitchen/Dining	5.7 x 4.1m	18'8" x 13'5"
Garage	2.8 x 5.4m	9'2" x 17'8"
Living	5.7 x 4.1m	18'8" x 14'9"
Bedroom 4	3.3 x 3.2m	10'10" x 10'6"
Terrace	9.5 x 3.0m	31'2" x 9'11"

Bedroom 2	3.3 x 3.6m	10'10" x 11'10"
Bedroom 3	3.3 x 3.6m	10'10" x 11'10"
Master Bedroom	3.3 x 4.4m	10'10" x 14'5"
Dressing room	1.2 x 2.1m	3'11" x 16'11"
Roof terrace	2.6 x 6.0m	8'6" x 19'8"

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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.