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

Kerr&co



Lime Grove, London W12

A Victorian Home at the Heart of Britain's Creative History.

Where British cinema was forged, music legends gathered, and modern craftsmanship meets a century of creative heritage. An exceptional, fully extended and modernised mid-terraced red brick Victorian family house measuring 2,191 Sq. Ft./ 203.6 Sq. M. arranged over four floors, offering five bedrooms, beautifully restored period features and exceptional contemporary finishes throughout.

Formerly part of the historic Lime Grove Studios complex, the house occupies a unique place in British creative history whilst providing luxurious modern family living. The accommodation comprises a principal bedroom, four further bedrooms, two bespoke bathrooms, cloakroom, double reception room, stunning kitchen / dining room, utility room and a private landscaped garden.
Ideally positioned for easy access to the excellent transport connections, shopping and leisure facilities of Shepherd's Bush and White City, as well as a number of highly regarded local schools.

Asking Price: £1,850,000 Freehold

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Lime Grove, London W12 8EE



Five bedroom Victorian family house .
Formerly part of the historic Lime Grove Studios complex .
Double reception room with original period features.
Bespoke Fired Earth kitchen / dining room.
Principal bedroom and four further double bedrooms.
Two luxury bathrooms and cloakroom.
Utility room.
Landscaped private garden.
Lutron intelligent lighting system throughout.
Sonos integrated sound system.
Bespoke Paladin cast iron radiators.
French natural oak flooring.
CCTV, alarm system and Ring video doorbell.
Moments from Westfield London, White City and Shepherd's Bush.
Excellent transport connections via Central, Hammersmith & City and Circle Lines.















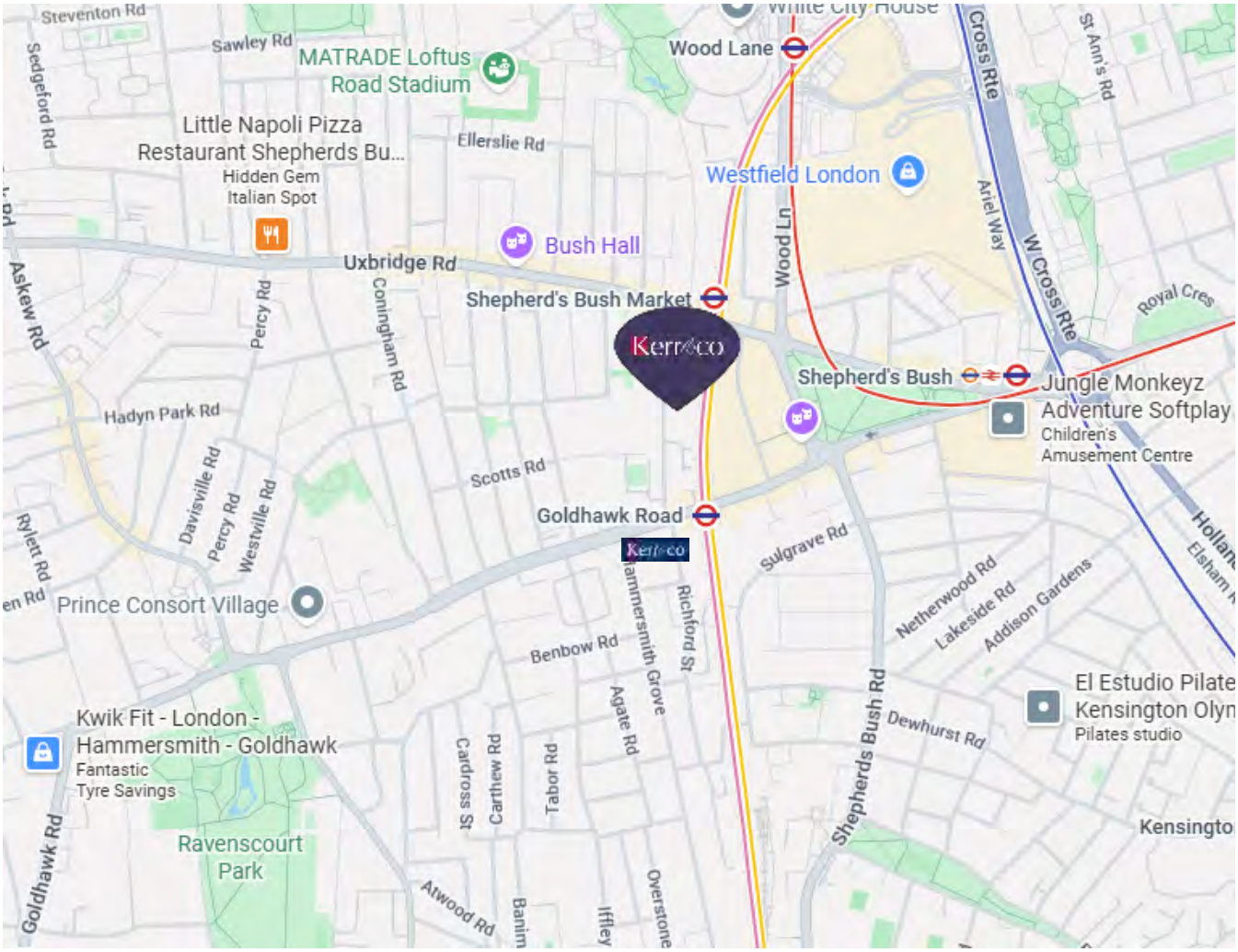












Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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 G (£2,532.52 for current financial year 26/27)
Parking:	Residents' permit parking available through L.B.H.F.
Accessibility:	Step to front door and internal staircases
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

Lime Grove, London W12 8EE

Asking Price: **£1,850,000**

Red brick Victorian mid-terraced house

Approximate gross internal floor area: **2,191 Sq. Ft./ 203.6 Sq. M.**



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 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. 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.