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

Kerr&co



Aldbourne Road, London W12

An impressive, semi-detached family house measuring in excess of 2,100 Sq. Ft. with the accommodation arranged over three floors as well as providing a large 78 ft south facing garden.

The house offers two reception rooms and a separate kitchen / dining area which opens out onto the extensive 78ft south facing garden, ground floor W/C, four double bedrooms, two en-suite, a large family bathroom and a study. The house further benefits from a utility room, separate side entrance, many original period features and potential to further extend and improve the property, subject to usual consents. The house is well placed on a quite residential street in Shepherd's Bush for ease of access to the broad spectrum of local transport connections, shopping and leisure pursuits; East Acton Station (Central Line), David Lloyd Acton Park, a selection of popular gastro pubs, the well renowned Westfield Shopping complex, as well as in the catchment areas for several outstanding local schools.

Offers in excess of: £1,250,000 Freehold

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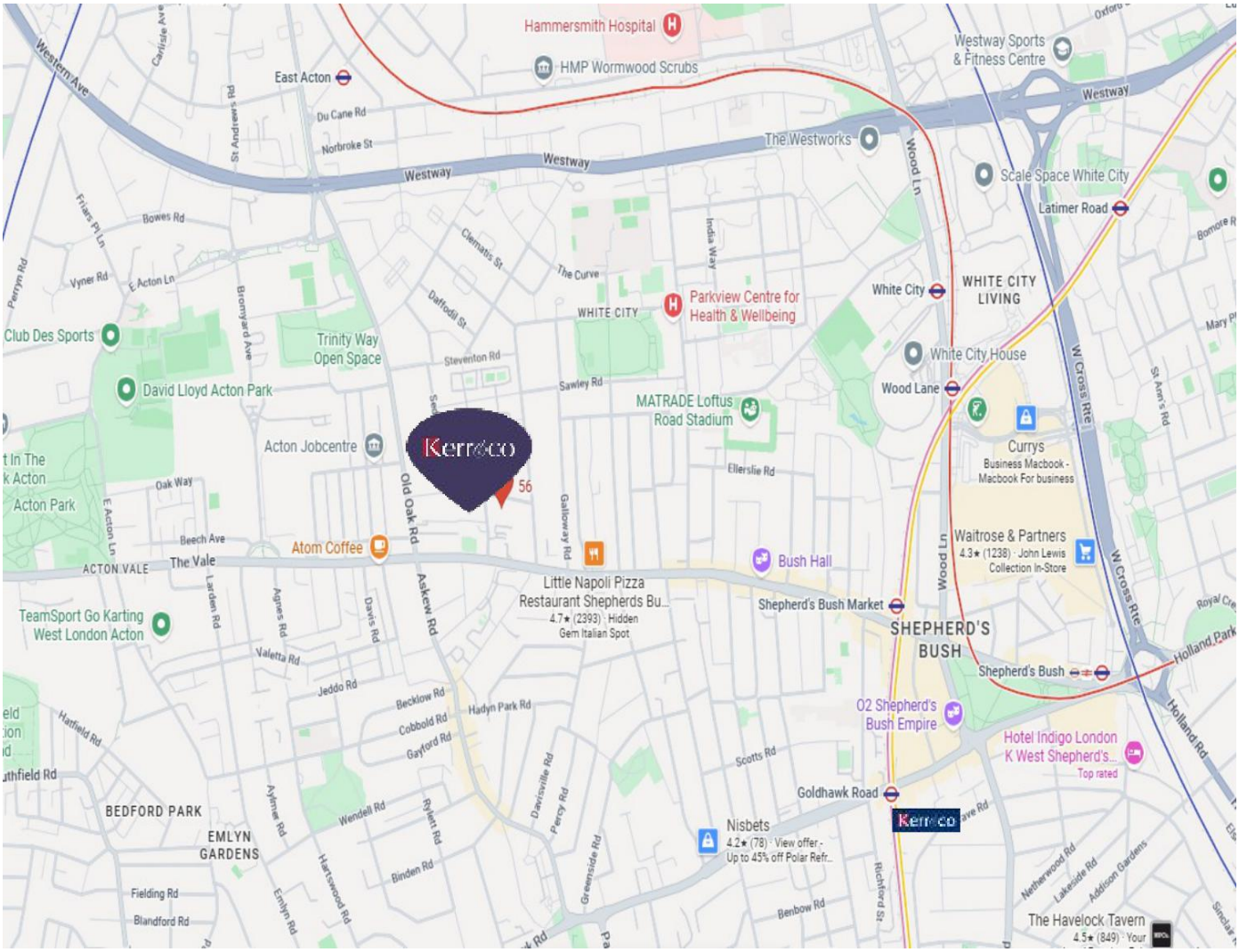
Aldbourne Road, London W12 0LN



Sizable semi-detached five bedroom family home.
Offering in excess of 2,100 Sq. Ft. of accommodation.
Scope to further improve and enlarge (STPP).
Utility room.
Ground floor cloakroom.
Three bathrooms.
Four double bedrooms, two en-suite.
Fifth occasional bedroom/study.
Two separate reception rooms.
Separate kitchen/dining room with floor to ceiling bi-fold doors opening out onto the impressive 78 ft south facing garden.
Ample built in storage throughout.
Well located on a quite tree lined street for easy access to popular local shopping and leisure pursuits along the Uxbridge Road and surrounding areas including Westfield London and David Lloyd Acton Park.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 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)

Parking: Eligible for a L.B.H.F. residents parking permit

Accessibility: Step to front door and internal stairs

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

Aldbourne Road, London W12 0LN

Offers in excess of: **£1,250,000**

Three storey semi-detached five bedroom family home

Approximate gross internal floor area: **2,124 Sq. Ft./ 197.3 Sq. M.**

Aldborne Road, W12

Approx Gross Internal Area
197.3 sq m / 2124 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

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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 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.