



Godolphin Road W12





# Godolphin Road W12

**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**















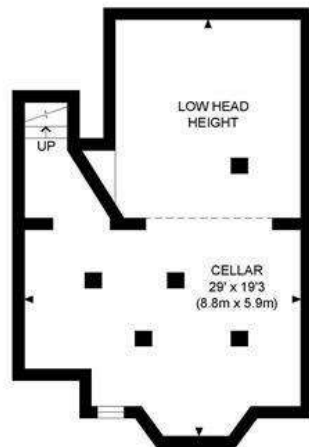




GODOLPHIN ROAD, W12



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