

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.

Asking Price: £1,300,000 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.

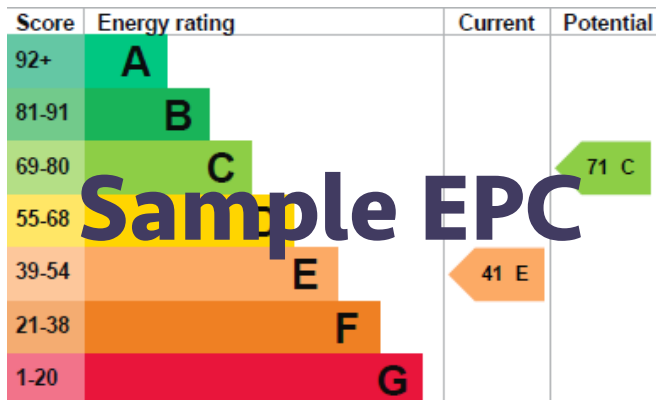
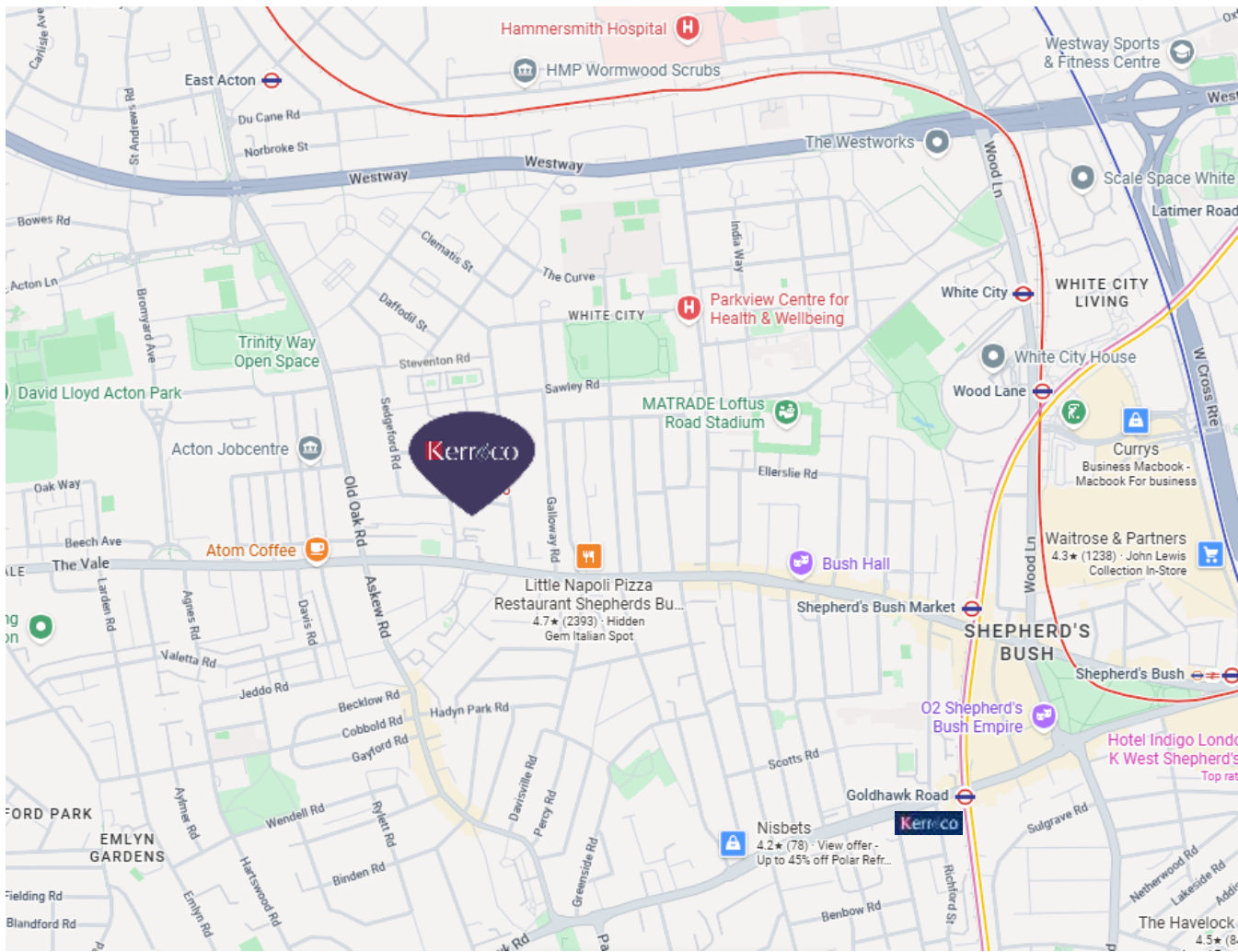
Two separate reception rooms.

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.





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

