

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

**Kerr**&co



## Macfarlane Road, London W12

**This impressive Victorian family home has been comprehensively refurbished to create an elegant, contemporary residence designed for modern family living. Arranged over three beautifully proportioned floors, the house combines exceptional build quality with intelligent space planning, generous storage and a calm, cohesive interior throughout.**

The ground floor features a gracious double reception room with a fireplace, alongside a re-imagined kitchen and family living space that forms the heart of the home. Designed for both everyday life and entertaining, the kitchen includes a central island and breakfast bar, extensive concealed storage and opens seamlessly onto a private 21 ft garden. Upstairs, four well-proportioned double bedrooms include a generous principal suite with dressing area and en suite bathroom, complemented by a family bathroom and guest WCs on the ground and first floors. Further benefits include wet underfloor heating throughout, air conditioning, circulating hot water, full double glazing, a utility room and cellar storage. Offered chain free and set on a quiet, highly sought-after residential street, the property is ideally positioned for excellent schools, local amenities and outstanding transport connections via Shepherd's Bush and Hammersmith.

**Asking Price: £1,795,000 Freehold**

020 8743 1166  
[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 4332  
[lettings@kerrandco.com](mailto:lettings@kerrandco.com)

[www.kerrandco.com](http://www.kerrandco.com)





## Macfarlane Road, London W12 7JY

Imposing Victorian family home.

Principal bedroom master suite.

Three further double bedrooms.

Two bathrooms and two guest W/C's.

Utility room.

Double Reception room.

Vast entrance hallway.

Integrated kitchen/dining area opening on to a 21 ft private garden.

Plenty of storage throughout and into the cellar.

Well located on this desirable residential street, convenient for transport via Shepherd's Bush, Shepherd's Bush Market and Hammersmith Stations (Circle, Hammersmith & City, Piccadilly, central, District, and Mildmay lines) and shopping and leisure facilities, including the well renowned Westfield shopping complex.



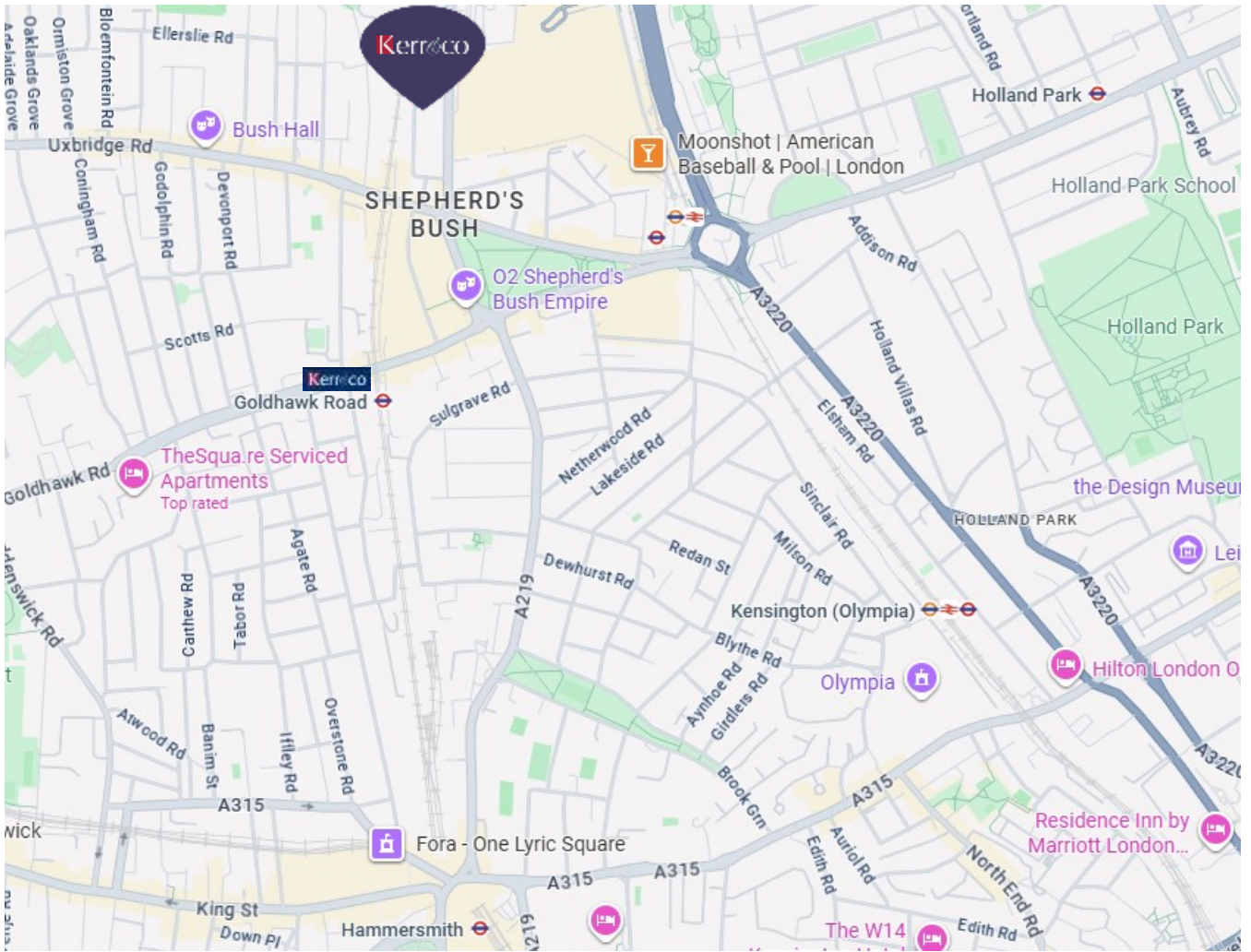


## Macfarlane Road, London W12 7JY



Full back to brick refurbishment guided by local Notting Hill architect Chris Locksley. Wet underfloor heating throughout, eliminating visual clutter of radiators. Each floor reinforced with engineered plywood beneath the heating pipework. Circular hot water system, allowing hot water to continuously circuit throughout the house. Air conditioning meticulously installed throughout. Bespoke shutters from the Fulham shutter shop throughout. Chimney breasts removed, with the sole exception being in the reception room. Previous planning application approving loft extension.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	82 B
55-68	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 (£2,419.03 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: Wet underfloor heating throughout
- Flood risk: Available on request

**Macfarlane Road, London W12 7JY**

Asking Price: **£1,795,000**

Three storey Victorian home

Approximate gross internal floor area: **1,940 Sq. Ft./ 180.2 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 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.

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