

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

Kerr&co



Macfarlane Road, London W12

An exceptional Victorian family house with bright, modern interiors, arranged over four floors, offering four double bedrooms, three bathrooms and a private garden.

The property provides an elegant reception room with a working fire place, fully fitted kitchen with a central island and breakfast bar, made by British Standard, opening on to the garden, principal bedroom suite with dressing room and en suite bathroom, three further double bedrooms (one with en suite), a family bathroom, guest cloakroom, utility room and cellar. The house is fully double glazed, and is being sold chain free. Situated on this quiet and highly sought after residential street, the property is ideally placed for access to a wide range of excellent schools, local cafés, shops, restaurants, leisure facilities and transport connections including Shepherds Bush Market, Shepherds Bush, and Hammersmith (Circle, Piccadilly, District, Hammersmith & City, and Central lines).

Asking Price: £1,750,000 Freehold

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Macfarlane Road, London W12 7JY

Imposing Victorian family home.

Principal bedroom Master Suite.

Three further double bedrooms.

Two Bathrooms and guest W/C.

Reception room with working fire place.

Vast entrance hallway.

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

Plenty of storage throughout and into the cellar.

Well located on this desirable residential street,

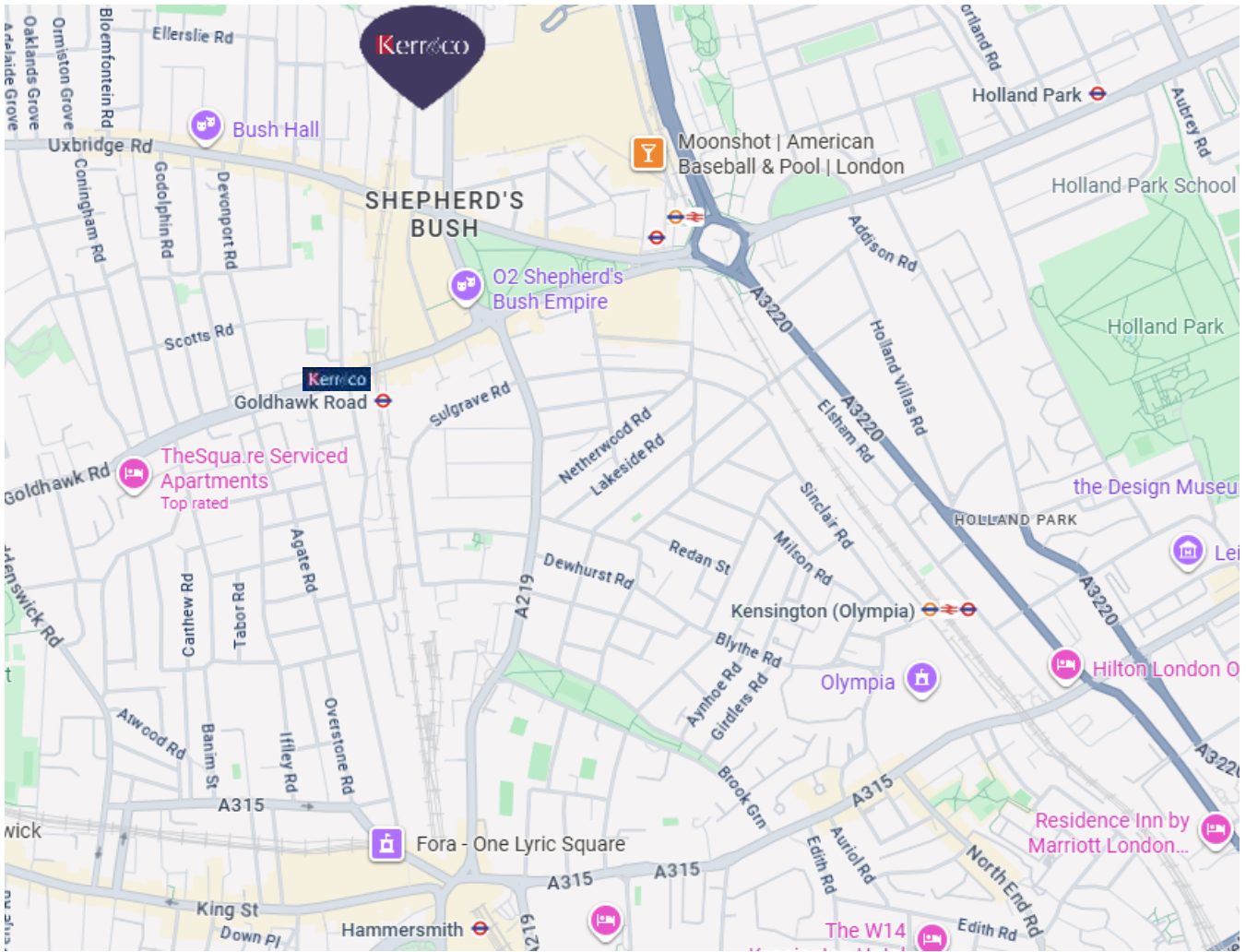
convenient for transport via Shepherd's Bush,

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	79 C
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:	Steps to front doors 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

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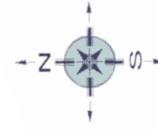
Asking Price: £1,750,000


Four storey Victorian home

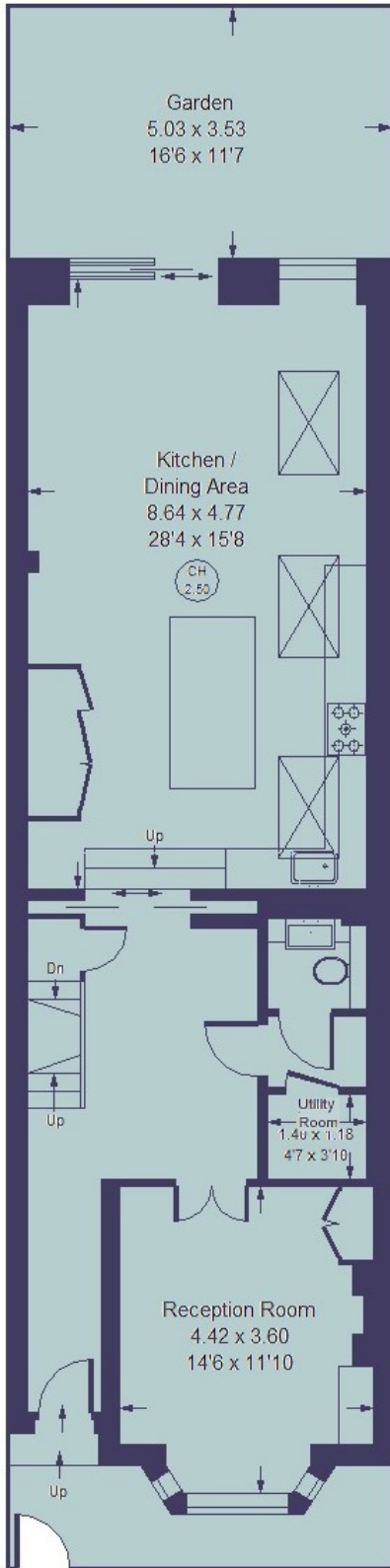
Approximate gross internal floor area: 2,217 Sq. Ft. / 206 Sq. M.

Eaves Storage: 74 Sq. Ft. / 6.9 Sq. M.

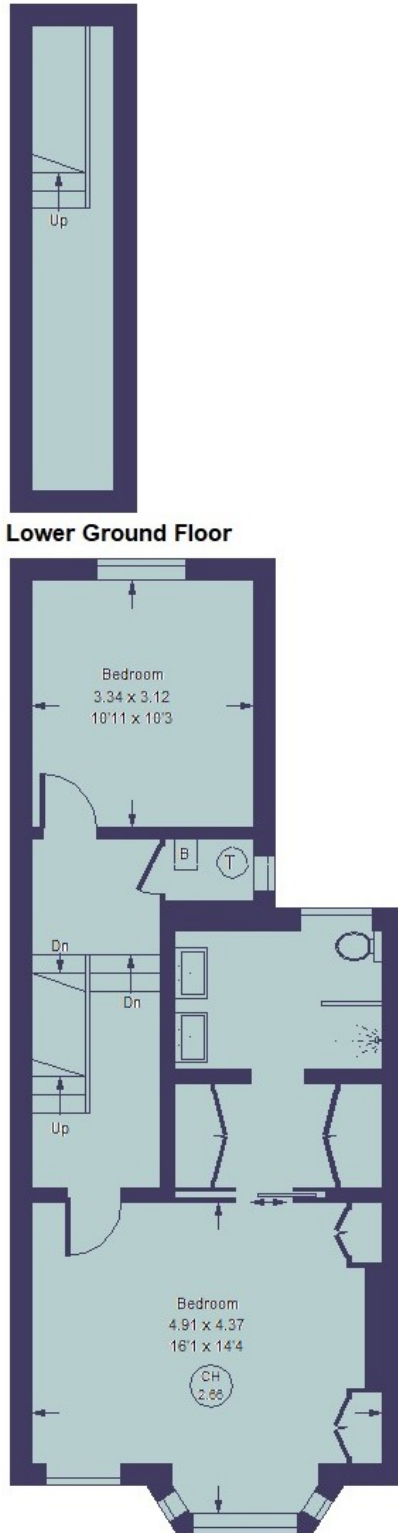
Total: 2291 Sq. Ft. / 212.9 Sq. M.



 = Reduced headroom below 1.5 m / 5'0"



Ground Floor



First Floor



Third Floor



Second Floor

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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 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.