

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

**Kerr**&co



## Ravenscourt Road, London W6

**A unique opportunity to acquire this fabulous semi-detached, natural three-storey family home with a 52ft garden, ideally located by Ravenscourt Park and just a stone's throw from the River Thames.**

This five-bedroom period house is full of character, featuring original fireplaces, cornicing, wooden floors, and sash windows. Arranged over three floors, the property offers scope to modernise and extend (subject to planning permission and the usual consents), providing excellent potential for a discerning buyer. The ground floor comprises a spacious reception room, kitchen, utility room, and bathroom, opening onto a beautiful 52ft secluded rear garden. The upper floors provide five well-proportioned bedrooms, a family bathroom, and a separate WC. Set back behind a large front garden, this impressive home enjoys a prime position near Ravenscourt Park, within easy reach of Ravenscourt Park Tube Station, King Street, and Chiswick High Road, all offering an excellent selection of shops, restaurants, and transport links. Hammersmith Broadway, with its four tube lines, also provides superb connections across London.

**Offers in excess of: £1,800,000 Freehold**

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## Ravenscourt Road W6 0UG

Natural three storey Semi-Detached Victorian home.

52 ft secluded garden.

Large front garden, set back from the road.

Unique opportunity in this location with scope to extend similar to neighbouring properties subject to planning permission and usual consents.

Five bedrooms.

Two bathrooms.

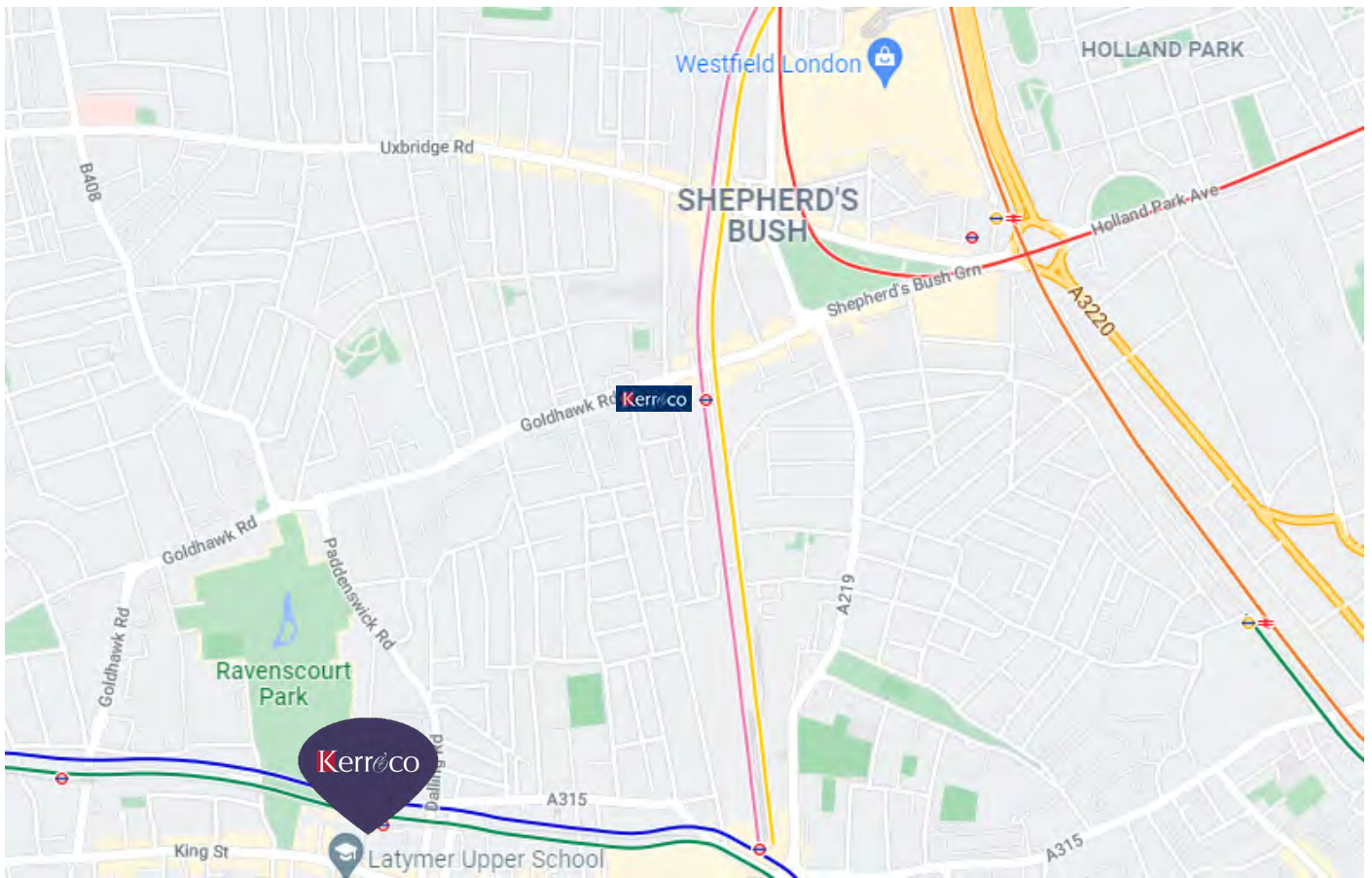
Next to Ravenscourt Park and just a stone's throw from the River Thames.

Catchment for numerous outstanding local schools.

Close to transports connections / underground stations.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 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.

Tenure and other pertinent information

Freehold

Local Authority: London Borough of Hammersmith and Fulham

Parking: Eligible for a residents parking permit

Council Tax: Band G (£2,419.03 for current financial year)

Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).

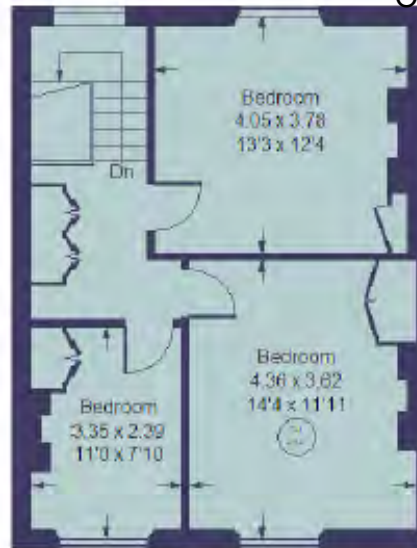
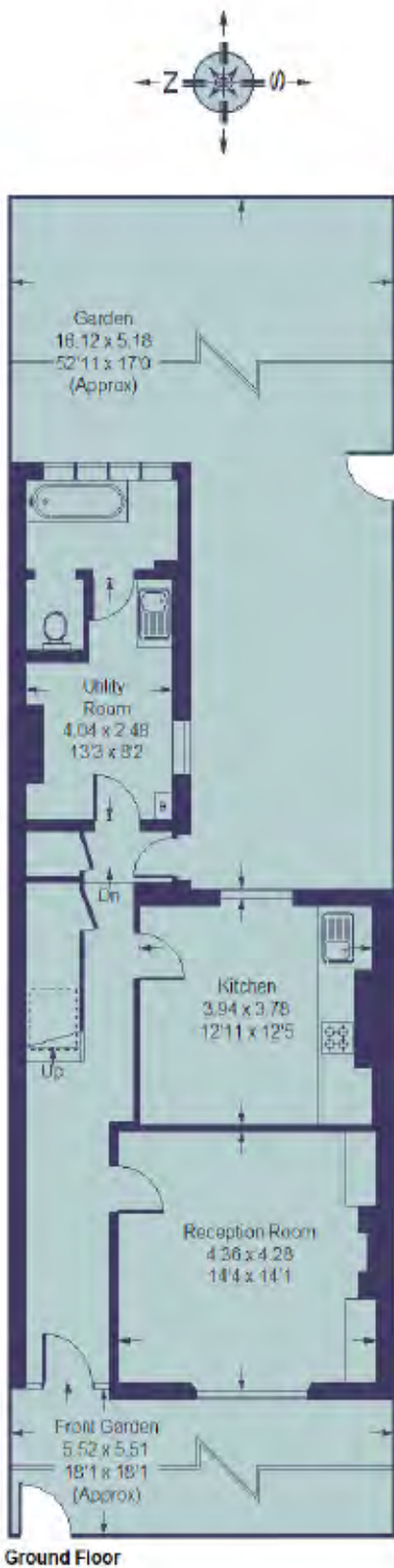
Heating: Gas central heating via radiators

Accessibility: One step to entrance and internal staircase

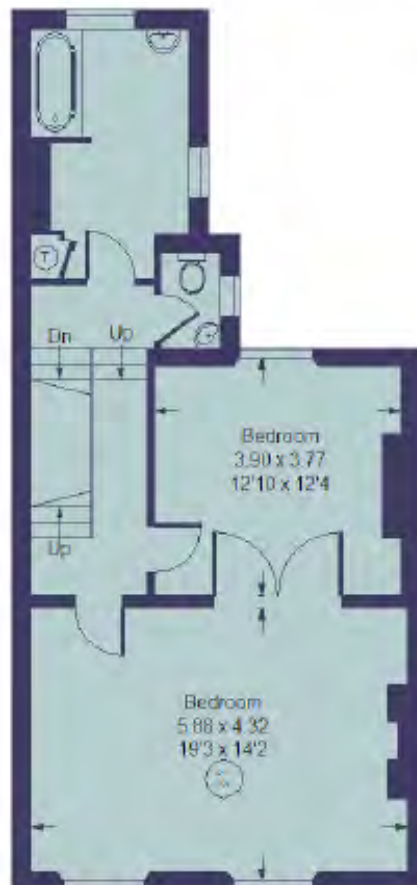
Flood risk assessment: Provided upon request

**Ravenscourt Road, W6 0UG**  
 Five bedroom semi detached Victorian house  
 Approximate gross internal floor area: **1,870 Sq. Ft. (173.7 Sq. M.)**

Offers in excess of: **£1,800,000**  
 Tenure: **Freehold**



**Second Floor**



**First Floor**

= Reduced headroom below 1.5 m / 5'0"

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1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.

2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.

3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.