

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

Kerr&co



Caxton Road, London W12

A generous five bedroom house providing in excess of 1900 square feet, reception rooms, three double bedrooms, one spare/study room, two bathrooms and a private patio, set over four storeys. Potential to extend and remodel to provide a comfortable family home. Previously planning was granted to provide 3 self contained flats and this could be reinstated subject to the usual conditions.

This well presented Victorian terraced house comprises of two reception rooms with a kitchen dining room, four generous double bedroom, a fifth spare room, a spacious bathroom and shower room, and a private patio. The house is in good condition throughout and offers prospective buyers scope to extend. Located with in a short walk from transport connections in Shepherd's bush and Shepherd's Bush Market stations (Hammersmith& City, Central, Circle, and Midmay underground lines) as well as the shopping and leisure facilities at Westfield London including John Lewis, and SoHo house private members club.

Asking Price: £1,175,000 Freehold

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Caxton Road, London W12 8AJ

Spacious four floored Victorian terraced house.
Previous planning permission granted for conversion
into the self contained flats (potential to reinstate
STPP).

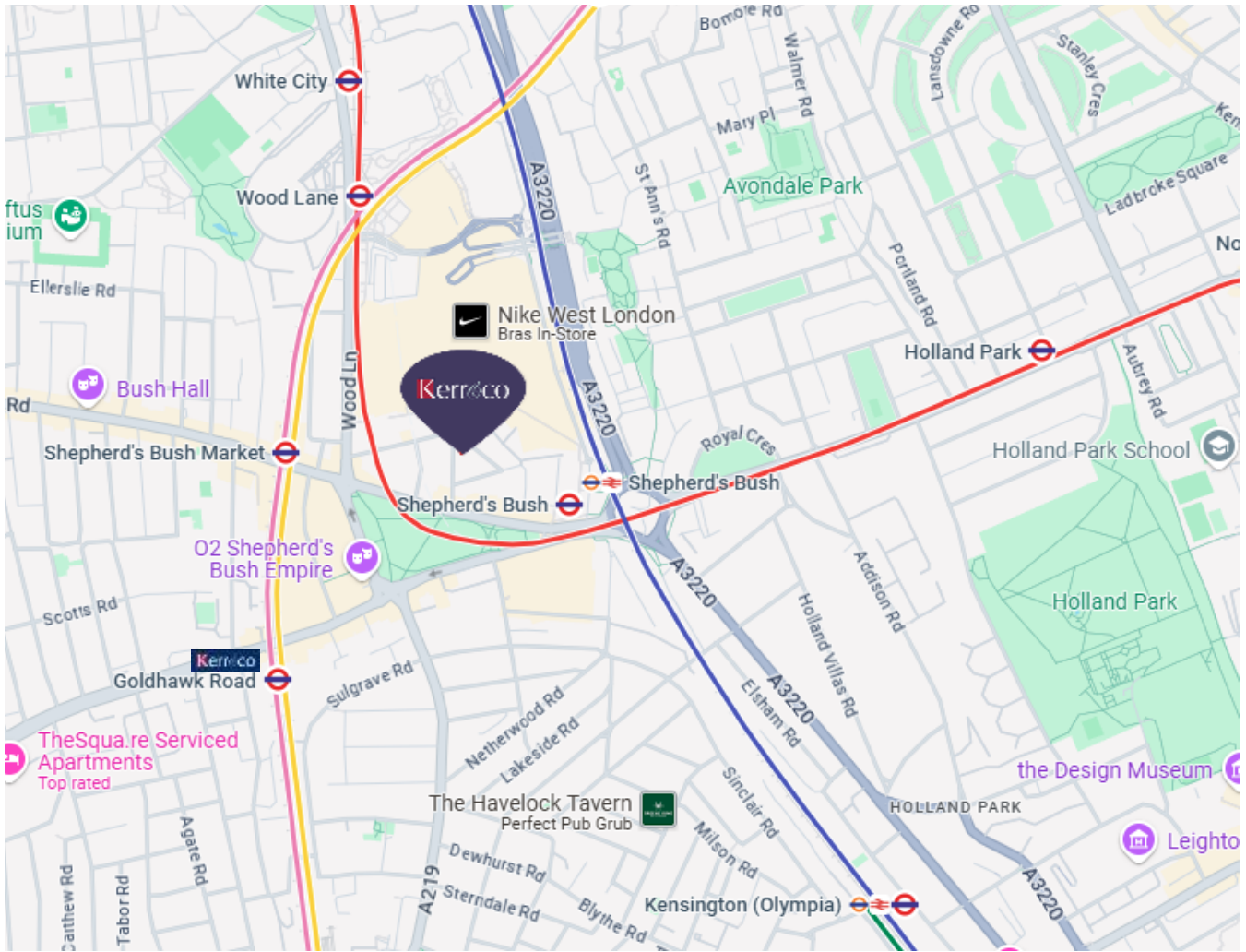
Two reception rooms.

Five bedrooms.

Two Bathrooms.

West facing private Patio garden.

Well located for ease of access to Shepherd's Bush
and Shepherd's Bush Market underground stations
(Central, Circle and Hammersmith & City lines).
Close proximity to Westfield shopping complex.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 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.

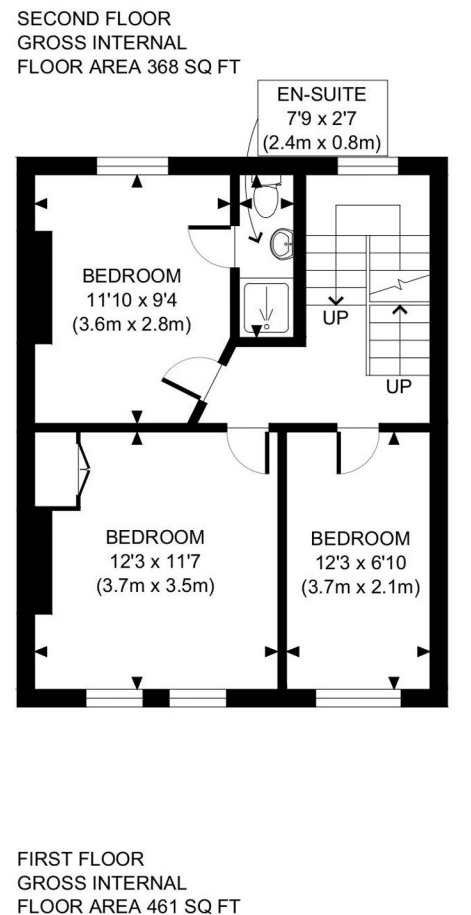
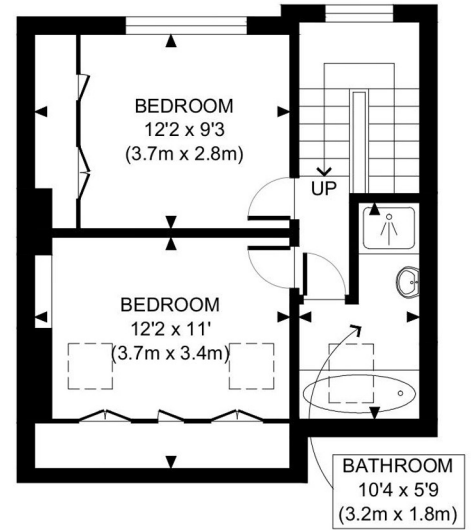
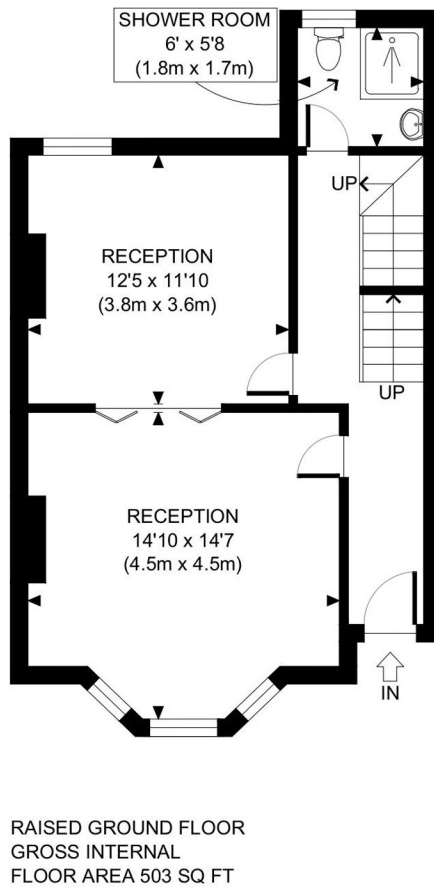
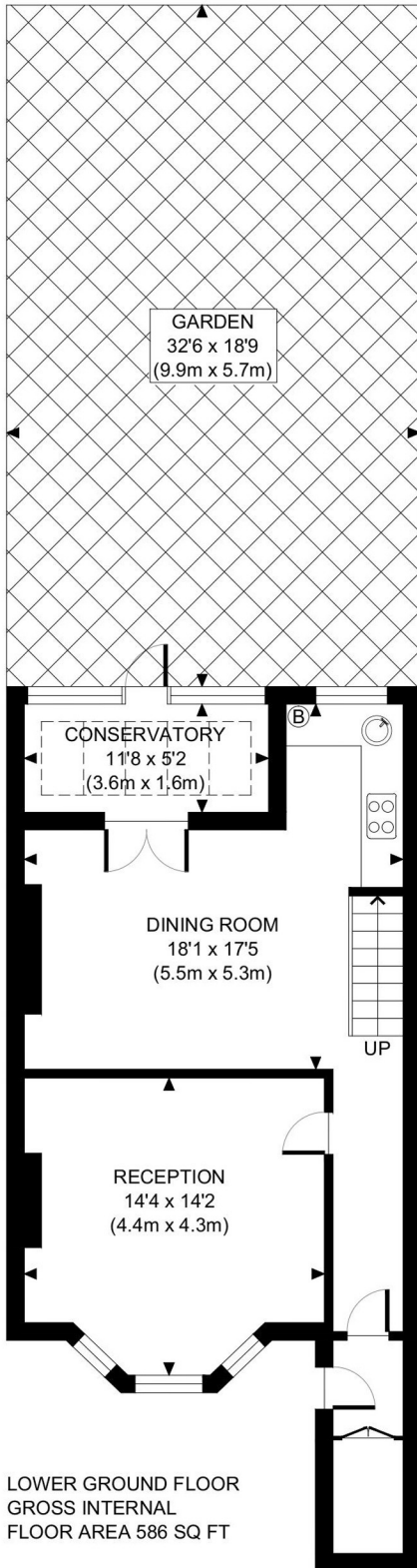
Tenure:	Freehold
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band G (£2,535.52 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps to front doors and internal stairs
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable)
Heating:	Gas central heating via radiators
Flood risk:	<u>Surface water:</u> High risk > 3.3% chance per annum <u>Rivers and Sea:</u> Very Low Risk less than 0.1% chance per annum

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Asking Price: £1,175,000

Four storey Victorian terraced house

Approximate gross internal floor area (including eaves storage): 1918 Sq. Ft./ 178 Sq. M.



APPROX. GROSS INTERNAL FLOOR AREA: 1918 SQ FT/ 178 SQM

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/fittings 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.