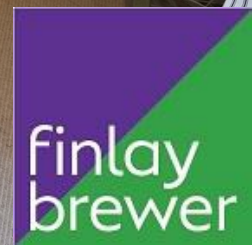




Godolphin Road W12



# Godolphin Road W12

**2 DOUBLE BEDROOMS**  
**RECEPTION / KITCHEN / DINING ROOM**  
**BATHROOM**  
**ROOF TERRACE**  
**EPC RATING C 73**  
**COUNCIL TAX BAND D**  
**LEASE LENGTH: 167 YRS APX**  
**BUILDING INSURANCE: £409 PA APX**

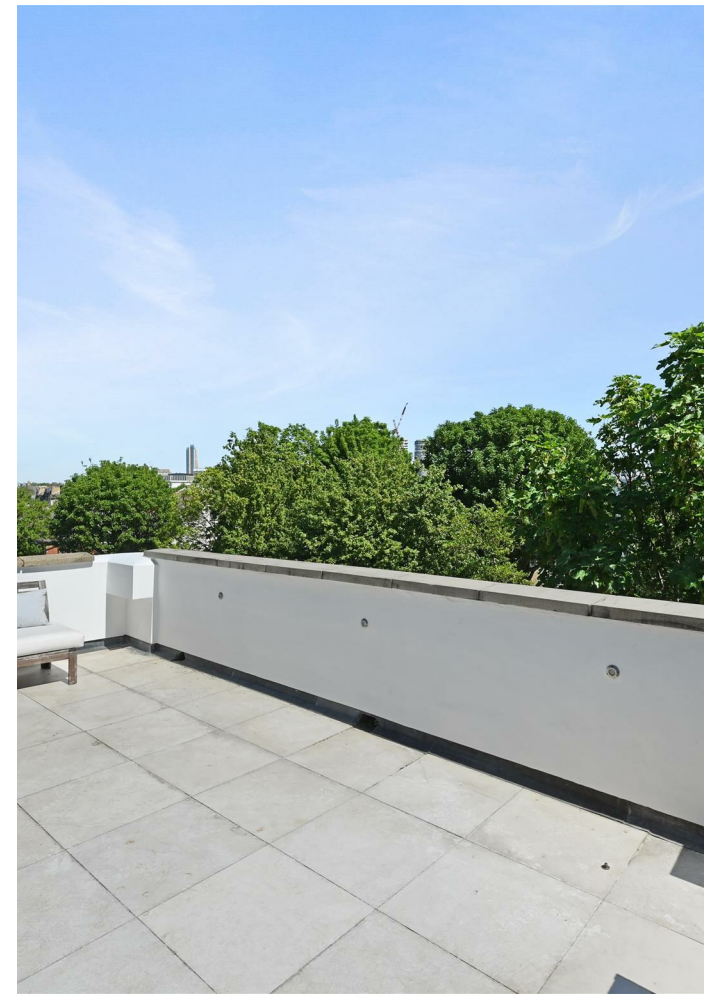
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A sensational 2 bedroom top floor flat with excellent living/entertaining space and a roof terrace. The open plan living space, incorporating kitchen, has a striking double-height vaulted ceiling and mezzanine level with doors leading to a wonderful roof terrace. There are 2 double bedrooms and a bathroom off the reception. The property is positioned opposite Godolphin Community Gardens and close to an array of shops/cafes/bars and restaurants on Uxbridge Road, at Shepherds Bush Market and of course Westfield London, plus the transport links at Shepherds Bush. This truly wonderful property of approximately 746 sq ft offers practicality while probably being one of the coolest flats in the area!

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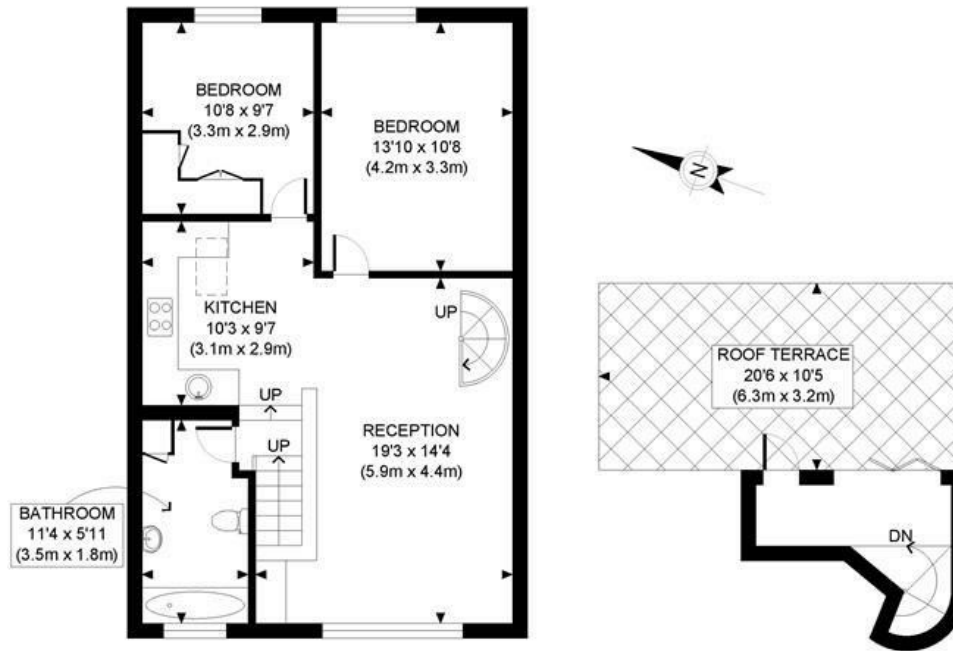
**PRICE GUIDE £750,000**  
**LEASEHOLD**  
**SUBJECT TO CONTRACT**







GODOLPHIN ROAD, W12



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 692 SQ FT

THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 54 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 746 SQ FT/ 69 SQM