

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

Kerr&co



Godolphin Road, London W12

A well presented two storey two double bedroom house with West facing garden.

This unique house offers 820 sq ft of accommodation over two floors, it comprises of open plan kitchen/reception room leading on to West facing garden, two bathrooms, two double bedrooms and study area. Godolphin Road is a quiet tree lined residential street, with the property situated on the Southern end with easy access to shopping facilities and transport links along Goldhawk Road, Hammersmith Broadway, Shepherd's Bush Green and West London Westfield Complex.

Asking price: £650,000 – Leasehold

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Godolphin Road, London W12 8JE

Two storey house offering 820 sq ft of accommodation

Recently refurbished

Private West facing garden

Two double bedrooms

Two bathrooms

Open plan kitchen/reception room

Study area

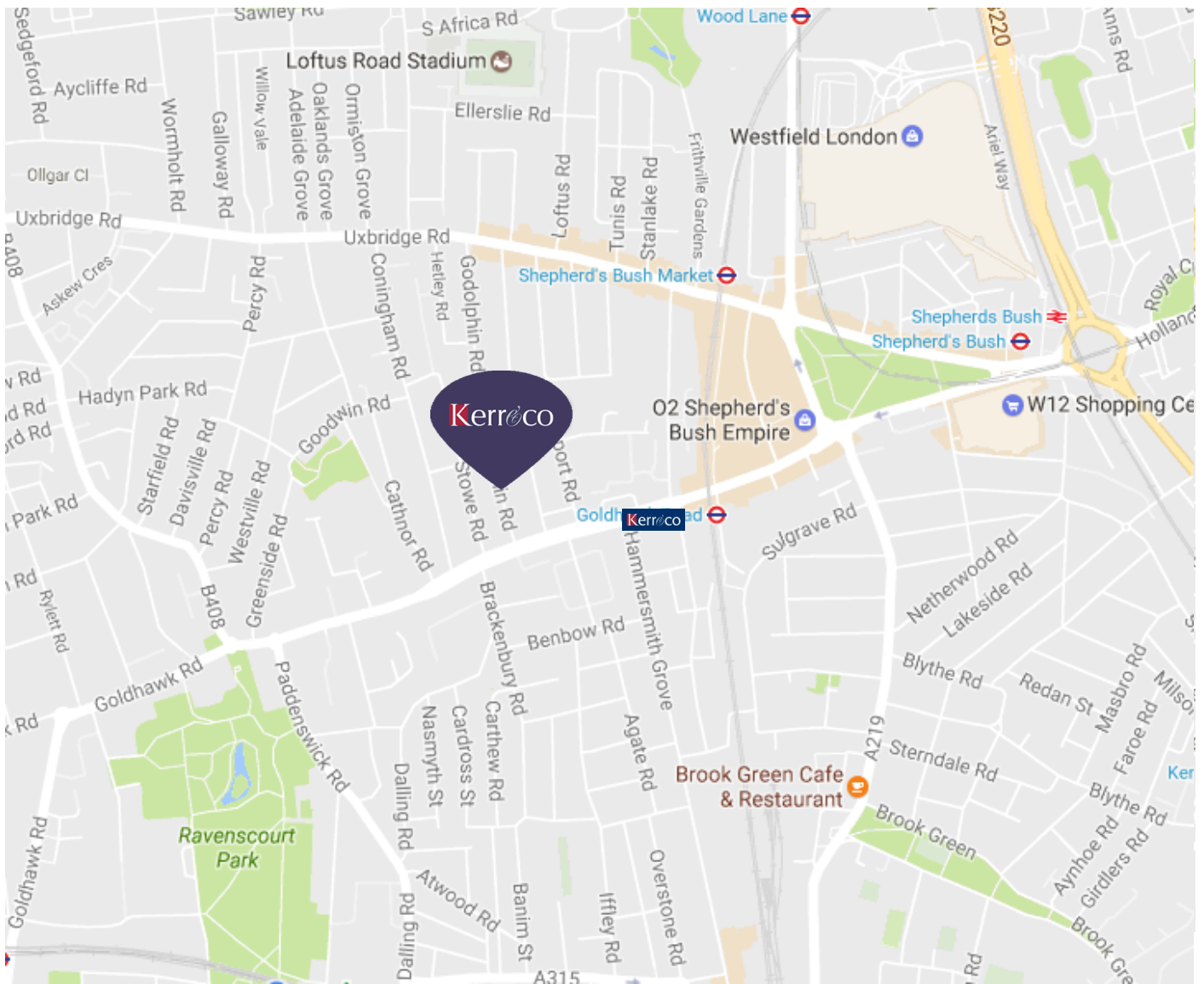
Victorian style

Situated on tree lined residential street with easy access to shopping facilities and transport links along

Goldhawk Road, Shepherd's Bush Green,

Hammersmith Broadway and Westfield shopping complex.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	45 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.

Godolphin Road, London W12 8JE

Two bedroom, two storey house

Approx. gross internal floor area

820 SQ. FT. (76.2 SQ. M.)

Asking price: **£650,000**

Tenure: **Leasehold**

Lease: **New 999 year lease**

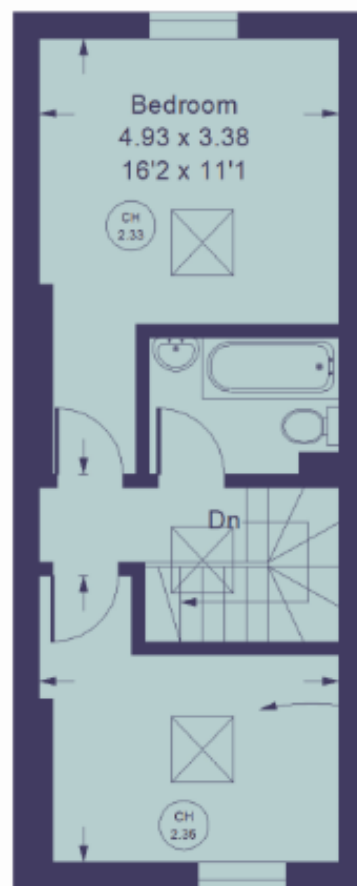
EPC Rating: **E45**

Parking: **Only on street parking with a permit**

Council Tax: **Band**

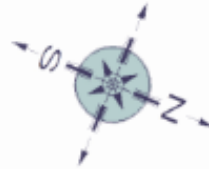


Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0



Bedroom
3.36 x 3.24
11'0 x 10'8

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