

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

Kerr&co



Charlotte Court, London W12

An iconic, detached, Victorian Villa measuring over 3,800 square feet (360 Sq. M.) located on the Chiswick / Shepherd's Bush borders. Currently arranged in self contained flats this property might be able to be converted back in to a long term family home subject to the grant of planning consent—interested parties need to make their own enquiries in this regard.

Located at the end of Ashchurch Park Villas and opposite the entrance to Ravenscourt Park the house is well placed for access to the broad facilities at Westfield London, Turnham Green Terrace and Chiswick High Road.

Asking Price: £2,995,000 Freehold

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A fine example of a detached Victorian Villa, set on the junction of Ashchurch Park Villas and Goldhawk Road, close to the northern pedestrian entrance of Ravenscourt Park. Set within its own grounds this impressive property offers in excess 3,800 square feet (360 square meters) over two floors as well as a basement level. The house benefits from high ceilings throughout, an abundance of natural light, many original Victorian features and an overall sense of space. The house is currently arranged as six, self-contained, modern one and two bedroom flats. There maybe scope to re arrange and extend the accommodation, subject to planning consent, to create a substantial family home for many years to come. Any interested party must make their own enquiries in this regard.

The house is well set back off the road by a front garden. The wide entrance hall sets the tone with high ceilings and a sense of grandeur. The basement houses the heating system as well as a utility area.

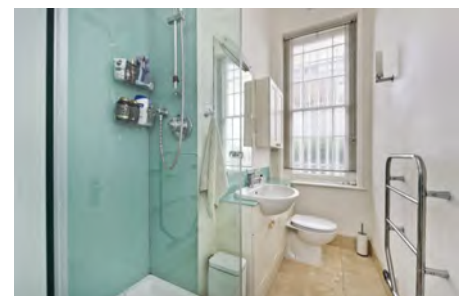
The gardens extend to the sides and to the rear of the house which could provide for an off-street parking space subject to the usual consents.

Located on the North West corner of the junction of Ashchurch Park Villas and Goldhawk Road it is therefore extremely well placed for easy access to the exceptional array of local facilities. Chiswick / Shepherd's Bush is a microcosm of central London and offers everything you would expect to find within this world class city – from internationally acclaimed shopping at Westfield London, excellent theatres, comedy clubs, music venues, restaurants/gastro bars and pubs, exquisite hotels and unparalleled transport connections in to Central London, Heathrow and all ports to the rest of the country. These are to be found at the internationally renowned Westfield London located north of Shepherd's Bush Common, offering a fantastic array of shopping, leisure, restaurants and transport facilities. Turnham Green Terrace, Chiswick High Road and Askew Roads offer an astonishing range of diverse independent shops which are held in high regard.

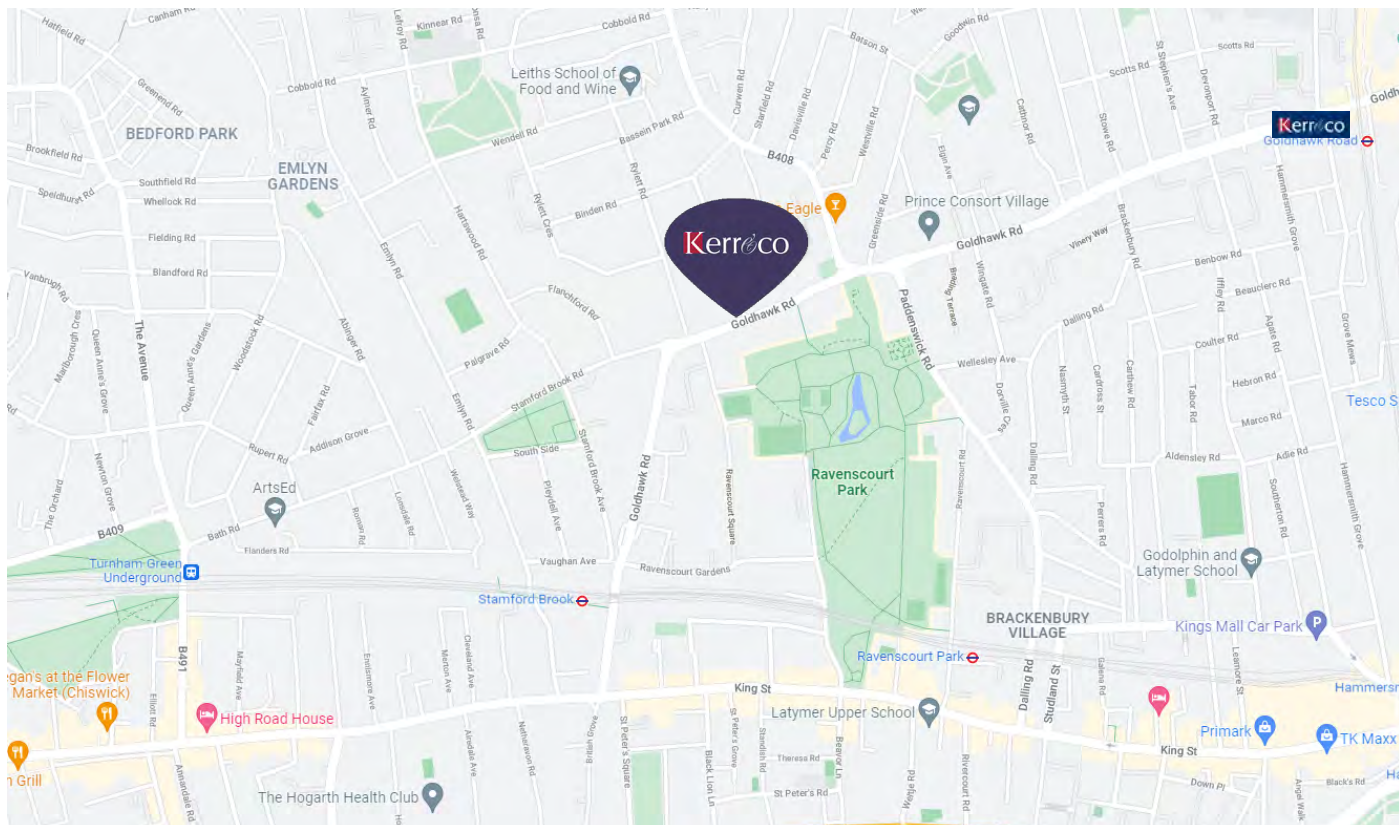
Transport connections include the Overland station at Westfield, underground stations at Stamford Brook (District), Ravenscourt Park (District), Shepherd's Bush (Central), Shepherd's Bush Market and Goldhawk Road (Hammersmith & City and Circle) and Hammersmith (Piccadilly, District, Hammersmith & City and Circle), there is also the bus terminal at Westfield London along with numerous bus stops along the main arterial roads. For the motorist there is reasonably easy access to the A(M)4 and A(M)40 providing access to central London and all routes north and west.

Local gastro bars and restaurants include The Anglesea Arms, The Grove, The Duchess, The Butchers Hook, The Andover and The Eagle. There are two incredibly well-known Theatres (Bush and The Lyric) as well as music venues Shepherd's Bush Empire, Eventim Apollo and Bush Hall.

Local schools include numerous Ofsted rated Outstanding state schools including John Betts, Brackenbury, Hammersmith Academy, West London Free, Greenside and the Good Sheppard primary schools as well as a some of the Capitals best independent schools.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	47 E	
21-38	F		
1-20	G		

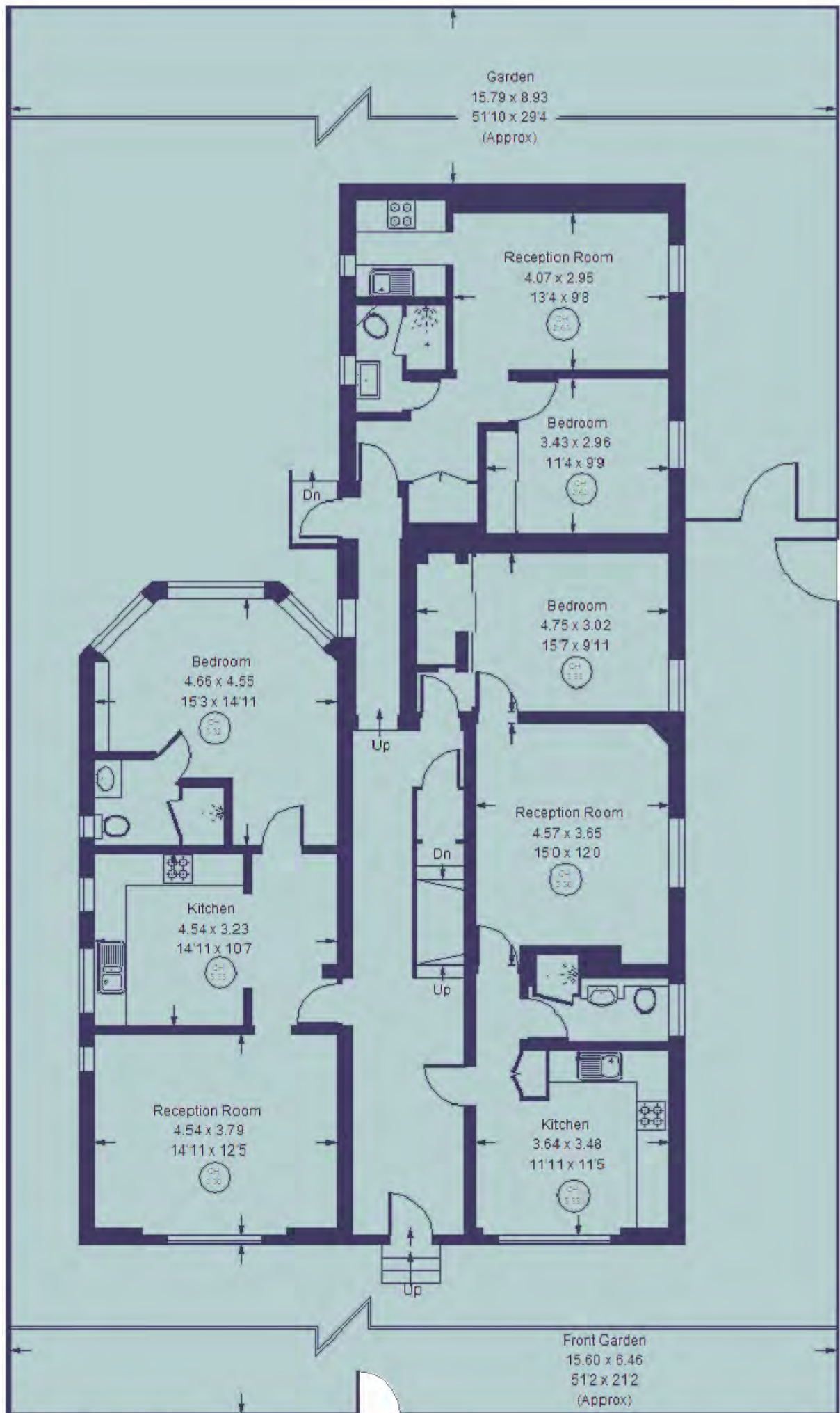
Indicative EPC for the flats in the Villa—this EPC is for Flat 5

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.

- 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.
- 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.
- Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alterations 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.



Ground Floor

Goldhawk Road, W12 9PG

Detached Victorian Villa currently arranged as six self contained flats

Approximate gross internal floor area:

Main house: 3,614 Sq. Ft. (335.8 Sq. M.)

Basement : 260 Sq. Ft. (24 Sq. M.)

Total: 3,874 (360 Sq. M.)

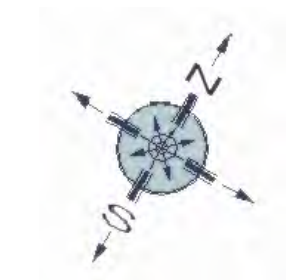
Asking Price: **£2,995,000**

Tenure: **Freehold**

Indicative EPC Rating: **E47**

Parking: **Residents parking permit**

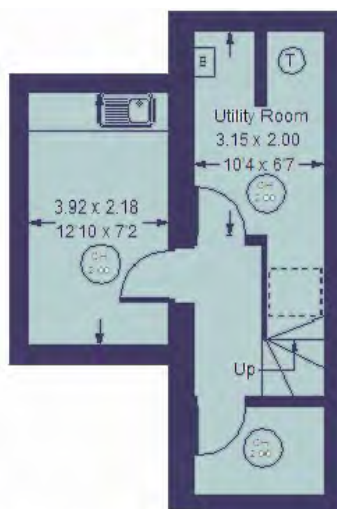
Council Tax: **Bands C and D**



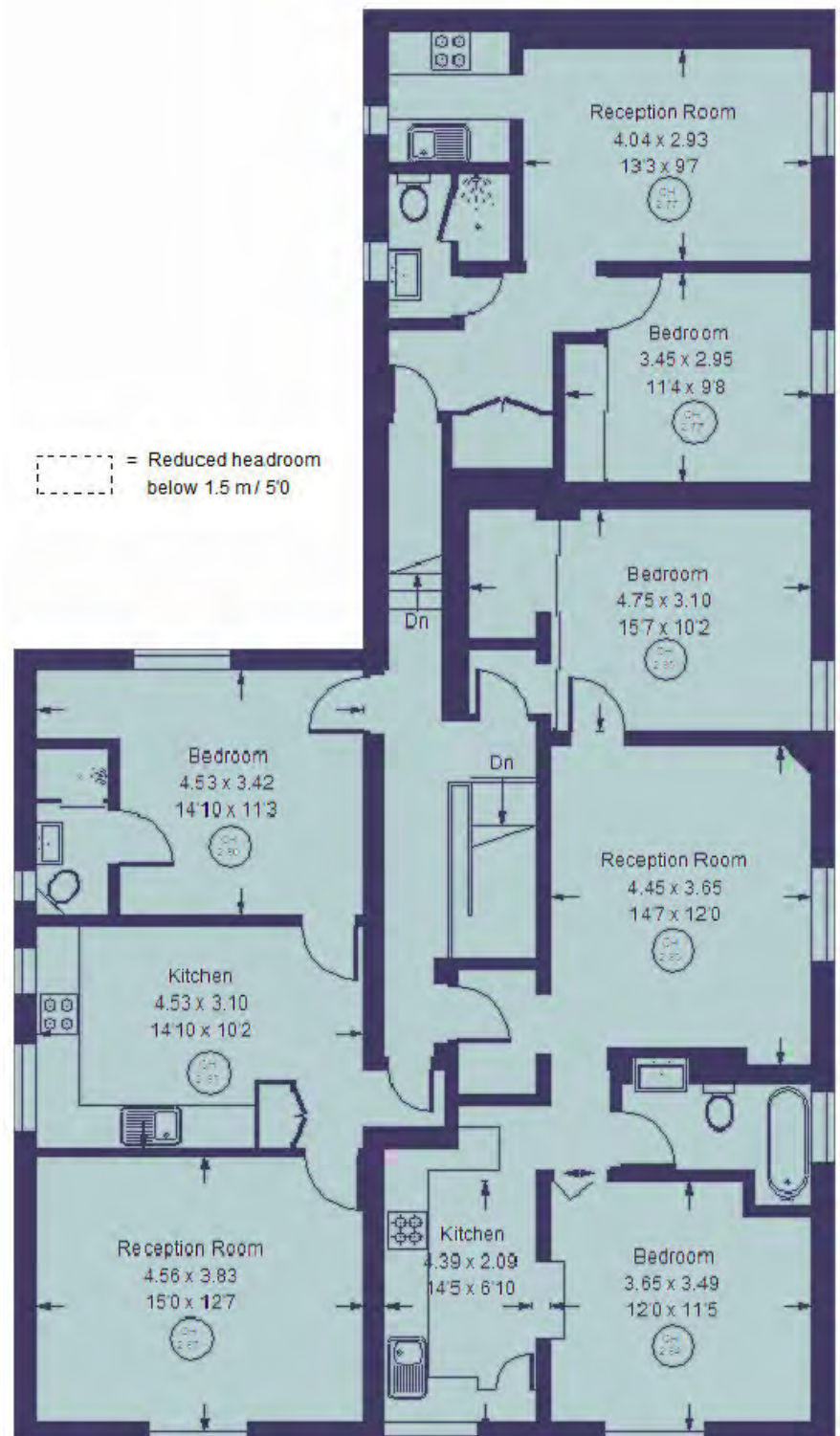
Approx. Gross Internal Area = 335.8 sq m / 3614 sq ft

Basement = 24.2 sq m / 260 sq ft

Total = 360 sq m / 3874 sq ft



Basement



First Floor