

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

Kerr&co



Townhouse Mews, Godolphin Road, London W12

A remastered and cutting-edge interpretation of this historical address that has seen some of the best known recording artists through its doors over the years. Now a bespoke arrangement of these exquisite mews homes which have been finished with state of the art specifications and features.

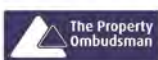
This impressive home offers over 2,100 square feet of accommodation over four floors providing a master bedroom suite, impressive living space by providing a generous kitchen / dining room with vaulted ceilings and an equally impressive reception room. There are a further three bedrooms, a garden room two bathrooms and a patio garden as well as a communal patio area.

Asking Price: £1,450,000 - Freehold

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Location:

Townhouse Studios was founded by Richard Branson in 1978 and has seen some of the best known recording artists record famous tracks and use the state of the art post production facilities. These include Elton John, Queen, Phil Collins, Oasis to name but a few. The reincarnation of these famous studios has allowed for the formation of these exquisite new homes with state of the art features and an abundance of natural light.

Shepherd’s Bush is a microcosm of central London offering everything you would expect from a world class city – including music venues, comedy clubs, theatres, restaurants, World Class Shopping, 5* hotels and excellent transport connections both to and from Central London. Goldhawk Road links the vibrancy of Shepherd’s Bush with leafy Chiswick and this brand new, exciting development is located on the junction with St Stephen’s Avenue. Local facilities 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 (including the Central line underground and overland stations and a bus terminal).

Other local transport connections include the underground stations at Goldhawk Road (Hammersmith & City and Circles lines) and Hammersmith (Piccadilly, District, Hammersmith & City and Circle lines) Local gastro bars and restaurants include The Anglesea Arms, The Grove, The Princess Victoria, The Butchers Hook, The Andover and The Eagle.

To View: Strictly by appointment with the Kerr And Co.

NB.: All photography is of the original show house.

Asking Price: £1,450,000 - Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Description:

Behind the Victorian façade lies a haven of tranquillity, natural light and an overarching sense of space. These mews houses are entered via a secure gated entrance off Godolphin Road with a bespoke Portland stone walkway and a well planted communal patio seating area, giving access to the house on the raised ground floor. The interior is arranged over four floors around an central light well and courtyard garden which bathes the property in natural light. The accommodation is arranged as follows:-

Top Floor:

A stunning vaulted open plan space which is the focal point for these truly amazing homes. The kitchen, with its solid composite worktops and matching upstand, is by the well known Arrital Cucine design house incorporating top of the range Siemens and Bosch appliances. There is ample space for a large dining table and the vaulted ceilings with Velux windows gives an incredible volume to this open plan space. The dining area has access via bi fold doors to a terrace overlooking the light well and courtyard below. There is also a family snug located to the other side of the bespoke staircase.

First Floor:

Provides a generous reception room with full height glass overlooking the light well and courtyard. On this floor there is also the forth bedroom as well as a second family shower room.

Raised Ground Floor:

Provides the principle guest bedroom suite, the third bedroom and a family shower room. Both bedrooms have windows overlooking the light well/courtyard.

Lower Ground Floor:

On this floor is the master bedroom with sumptuous en suite bathroom (incorporating Hans Grohe taps, white sanity ware, mist free mirrors and heated towel rails) and dressing room with bespoke wardrobes) bi fold doors on to the courtyard, the fifth bedroom / garden room again with bi fold doors leading on to the courtyard.

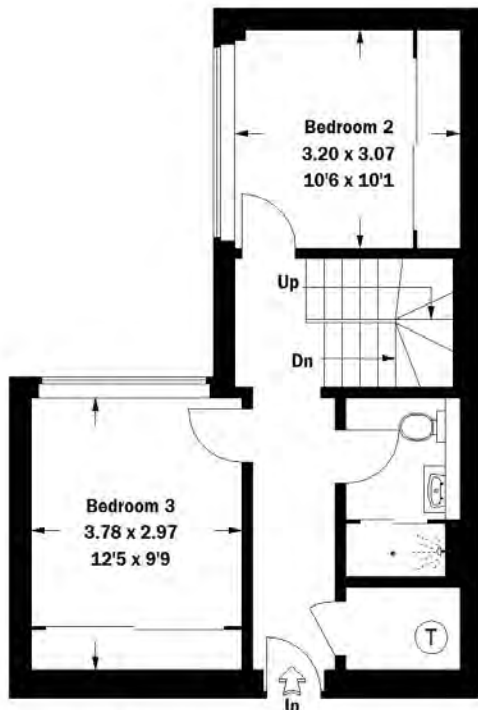
Light well and courtyard:

A haven of peace and tranquillity these court yards have been formed with attention to detail including copper cladding on the white painted walls of the light wells reflecting light, limestone flag stones and limited yet imaginative planting.

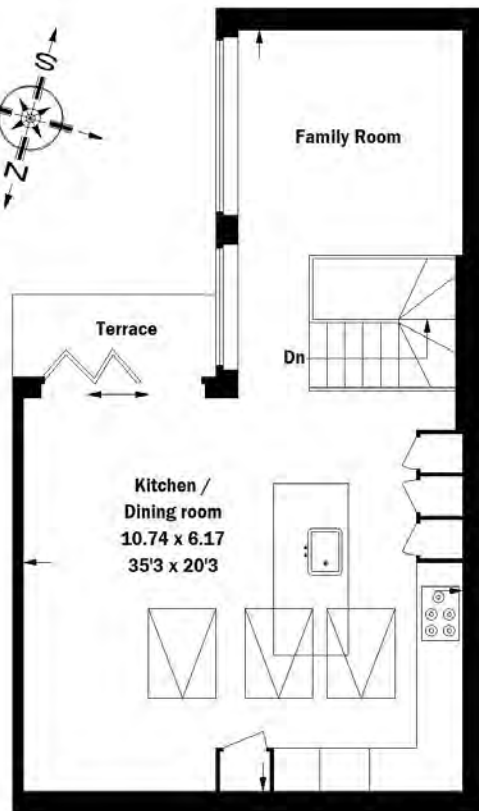




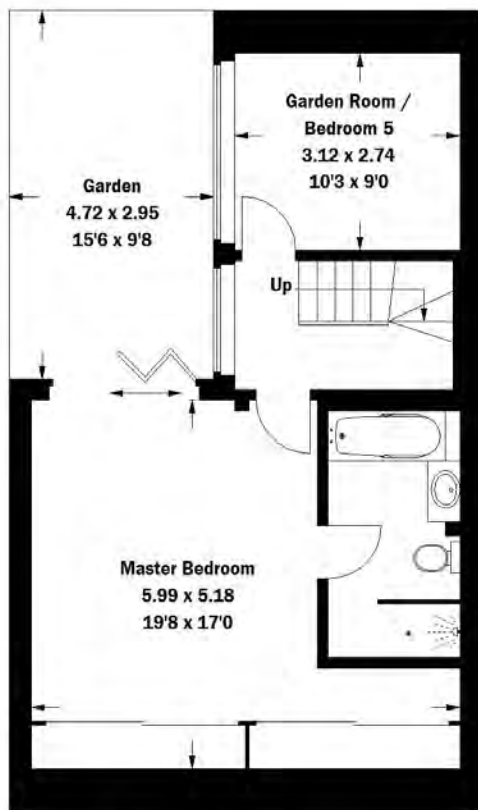
Approximate Gross Internal Area
185.6 sq m / 1998 sq ft



Raised Ground Floor



Second Floor



Lower Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only.