

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

Kerr & Co



Adelaide Grove, London W12

Presenting a beautifully extended Edwardian house boasting four bedrooms spread across three floors, offering a generous 1,265 Sq Ft of living space.

This charming family abode features a welcoming reception room, seamlessly flowing into a spacious kitchen/dining area that opens onto the tranquil patio garden. The property also includes a family bathroom and four bedrooms, with the master bedroom benefiting from a bathroom next to it in this extended top floor. Nestled on the peaceful Adelaide Grove, a picturesque tree-lined residential street, this home enjoys a serene ambiance while being conveniently located near an array of local amenities. Residents can easily access Shepherd's Bush underground and overland stations, as well as the vibrant shopping and entertainment options at Westfield London, including popular destinations like John Lewis. Additionally, the esteemed SoHo House private members club and the delightful Proud Marys café on Oakland's Grove are just a stone's throw away, ensuring both convenience and leisure opportunities for the discerning homeowner.

Asking Price: £955,000 Freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com

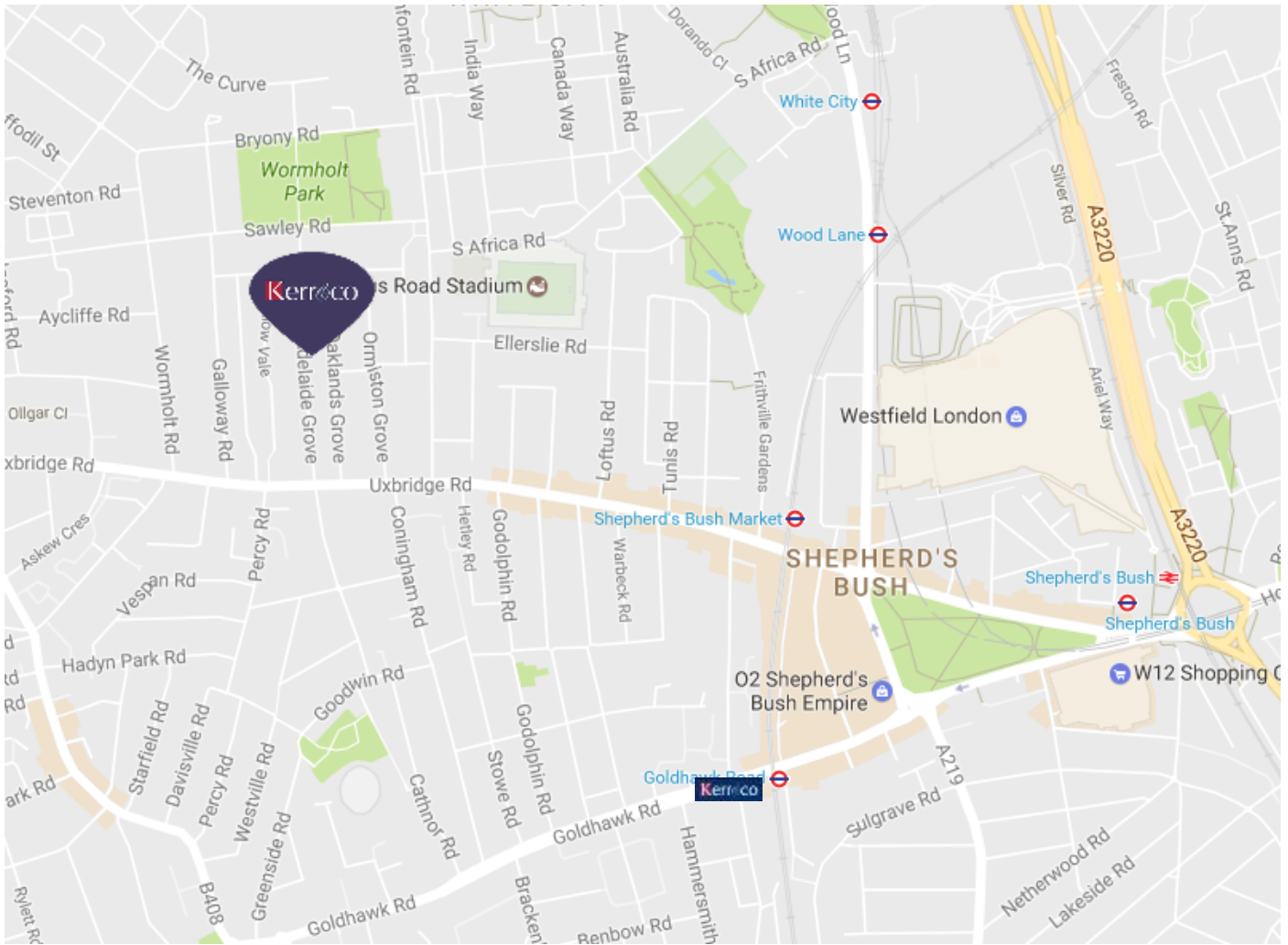




62 Adelaide Grove, London W12 0JL

Naturally light and fully extended Edwardian house.
Open kitchen/dining area leading on to garden.
Family bathroom.
Four bedrooms.
Second bathroom.
Separate reception room.
Offers 1,265 Sq Ft of accommodation.
Quiet tree lined residential street off the Uxbridge Road with easy access to transport links and shopping facilities at Shepherd's Bush Market, West London Westfield complex and Shepherd's Bush Green.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	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.

Adelaide Grove, London W12 0JL

Four bedroom Edwardian terraced house

Approximate gross internal floor area: **1,265 Sq. Ft. (117.5 Sq. M.)**

(Excluding eaves storage)

Asking Price: **£955,000**

Tenure: **Freehold**

EPC Rating: **C72**

Parking: **Residents Parking Permit**

Council Tax: **Band E**



Kerr&co
77 Goldhawk Road
Shepherd's Bush
London W12 8EH
sales@kerrandco.com
020 8743 1166
www.kerrandco.com

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.