

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

Kerr & Co



## Eastbury Grove, London W4

**Discover the epitome of refined family living in this well maintained four-bedroom Victorian terraced house. With a generous extension, this residence boasts an expansive 1,772 Sq Ft of living space spread across three floors, offering ample room for comfortable living.**

Upon entering, you are greeted by a welcoming double reception room, perfect for both formal gatherings and relaxed family evenings. Conveniently, it also has a cloakroom downstairs, and a spacious kitchen that connects to the garden, ideal for entertaining. There is opportunity to expand further into the side return, subject to planning permission.

Upstairs, the accommodation comprises a spacious family bathroom with a walk-in shower and four double bedrooms. The master bedroom is a luxurious retreat, boasting a walk-through wardrobe leading to an office space and an en-suite bathroom, offering privacy and indulgence.

Situated on the family-oriented Eastbury Grove, this home is conveniently located just moments away from the vibrant Chiswick High Road, Turnham Green Terrace, and Devonshire Road. Here, an array of restaurants, cafes, and boutique independent shops await, promising endless culinary and retail adventures. Also just a stone's throw away is Chiswick House Gardens and esteemed Hogarth Club.

**Asking price: £1,400,000—Freehold**

020 8743 1166  
[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 4332  
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## Eastbury Grove, London W4 2JU

Scope to extend into side extension to make large kitchen/dining room subject to planning permission and usual consent.

Double reception room.

Offers 1,772 Sq Ft of accommodation.

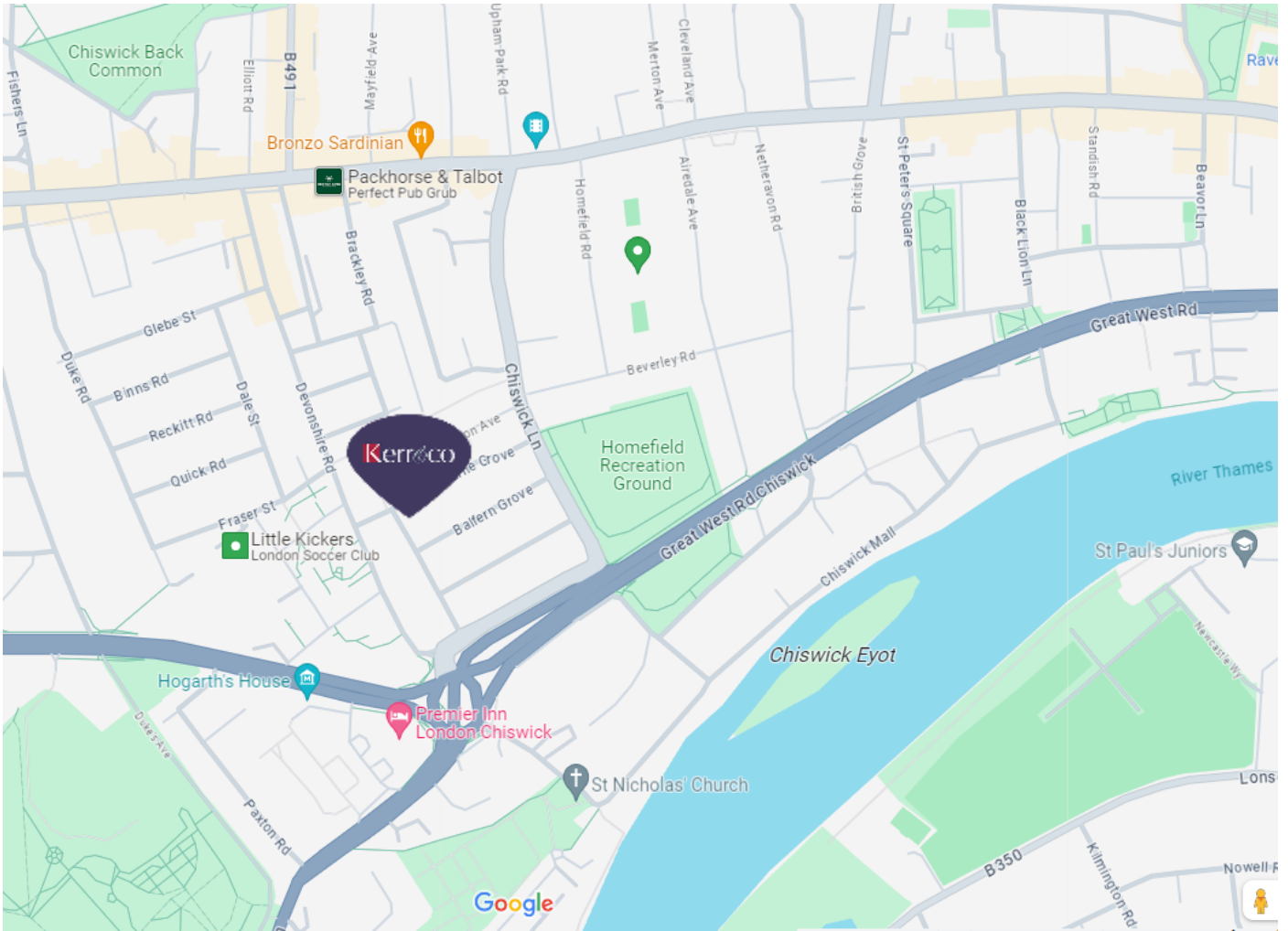
Office work space.

Four bedrooms with master having walk through wardrobe and en suite.

Family house

Chain free purchase.

Fabulous location situated close to amenities at Chiswick High Road, Turnham Green Terrace and Devonshire Road.



## SAMPLE EPC

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.

## Eastbury Grove, London W4 2JU

Victorian four bedroom house

Approximate gross internal floor area : **1,695 Sq. Ft. (157.5 Sq. M.)**

Eaves Storage: **77 Sq. Ft. (7.2 Sq. M.)**

Total: **1,772 Sq. Ft. (164.7 Sq. M.):**

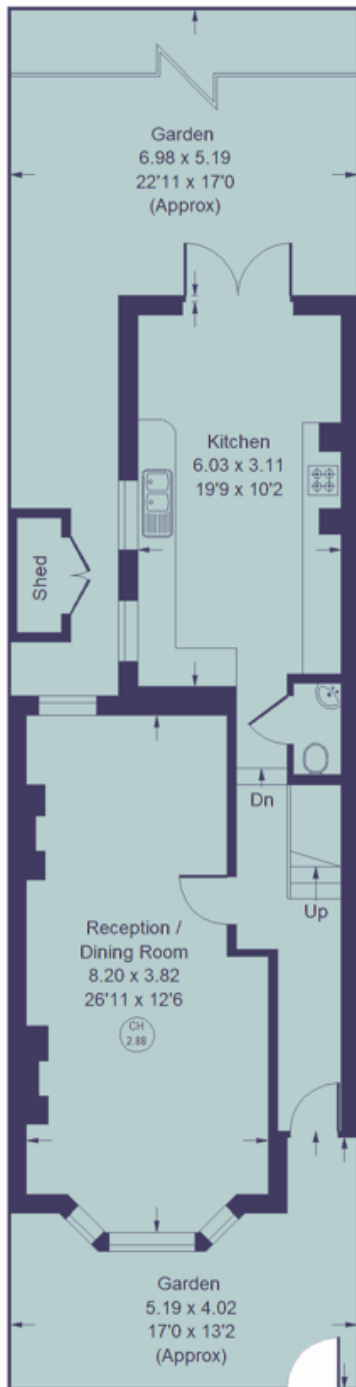
Asking price: **£1,400,000**

Tenure: **Freehold**

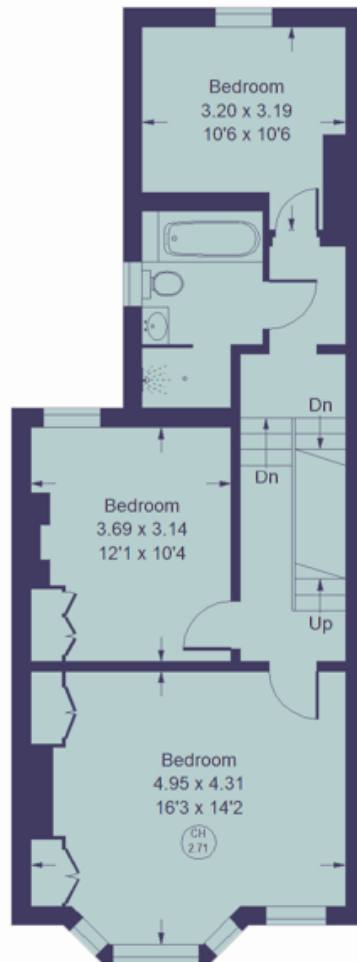
EPC Rating: **TBC**

Parking: **Residents Parking Permit**

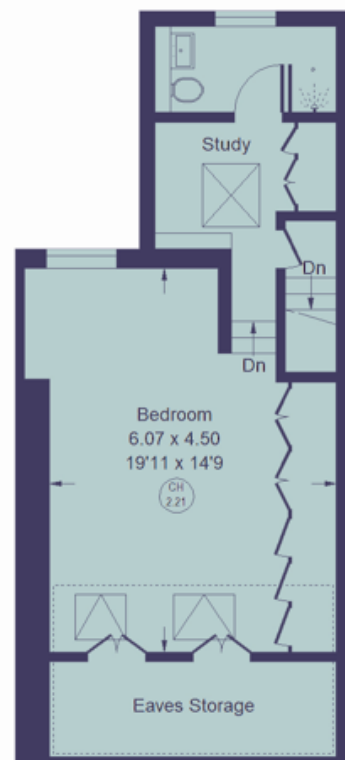
Council Tax: **Hounslow Band F**



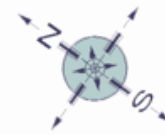
**Ground Floor**




**First Floor**



**Second Floor**



 = Reduced headroom below 1.5 m / 5'0

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.