

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

Kerr&co



Percy Road, London W12

An elegant and substantial, link attached, Victorian house measuring just under 2,500 square feet over four floors. The accommodation provides three reception rooms, a kitchen / breakfast room, principal bedroom with walk in wardrobe and en suite bathroom, a further four double bedrooms (two with en suite shower rooms), a generous family bathroom, ground floor cloak room and utility room and a rear garden of almost 40 feet.

Besides the generous rooms and spacious layout, the house also benefits from ample storage with fitted wardrobes, entrances on both raised and lower ground floors and being set back off the road with a front garden. Being located at the northern end of Percy Road it is therefore well placed for ease of access to the transport connections at Shepherd's Bush and Shepherd's Bush Market (Hammersmith & City, Central and Circle lines) as well as the shopping and leisure facilities at Westfield London including John Lewis, SoHo house private members club. Local facilities can be found along Uxbridge and Askew Roads including numerous boutique shops and cafes, The Princess Victoria gastro pub and independent wine merchant Askew Wines.

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Percy Road, London W12 9QL

An exceptional family house well placed for ease of access to the broad spectrum of local facilities as well as being in the catchment for St Stephens primary school.

Generous room sizes throughout and measuring almost 2,500 square feet over four floors.

Three reception rooms and a kitchen / breakfast room.

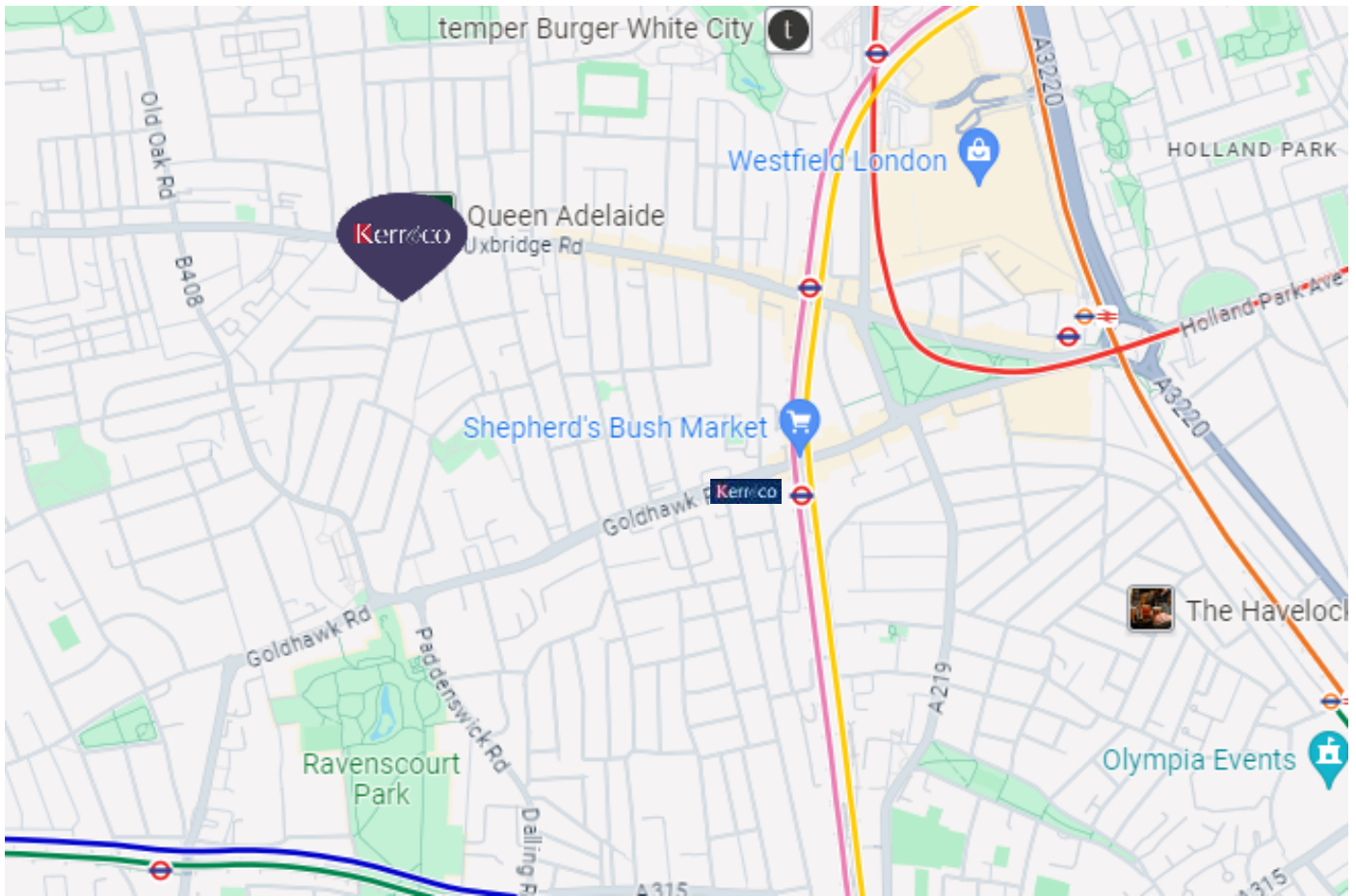
Principal bedroom with walk in wardrobe and en suite bathroom.

A further four double bedroom two of which have en suite shower rooms.

Rear garden with open aspect to the rear.
Being sold chain free.

N.B. Most images used in these particulars have been enhanced using CGI.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 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.

Tenure and other pertinent information

Freehold

Parking: London borough of Hammersmith & Fulham residents parking permit.

Council Tax: Band G (£2,311.28 for current financial year).

Connected services / utilities: Mains water and drainage, electricity, telephone and broadband (fibre and cable) available locally.

Heating: Gas fired central heating via radiators.

Flood Risk Assessment: River flood risk <0.1% chance per annum. Surface water flood risk >3.3% chance per annum.

Accessibility: Stairs to upper and lower ground floors.

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Asking Price: **£1,850,000**

Five bedroomed, link attached, Victorian family house

Approximate gross internal floor area: **2,490 Sq. Ft./ 231.32 Sq. M.**



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, not to be used for valuations.

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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.