

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

**Kerr & Co**



## Goldhawk Road, London W6

**This stunning five-bedroom Victorian family home boasts an impressive 2,264 Sq Ft of living space spread across two floors. Nestled on Goldhawk Road, it offers convenient access to Stamford Brook tube station and a leisurely walk to both Ravenscourt Park and the picturesque River Thames.**

Upon entry, you're greeted by an expansive open-plan kitchen/dining area and reception room, perfect for entertaining or relaxing with the family. This space seamlessly extends onto a sun-drenched West-facing garden, creating a serene outdoor retreat. The property exudes elegance with its high-quality finishes, including two utility rooms, a family bathroom, and five generously sized bedrooms, two of which feature luxurious en suite bathrooms. For added convenience, there's an enclosed roof terrace also facing West, ideal for soaking in the afternoon sun. Additional highlights include a cellar for storage and off-street parking—a rare find in the bustling city. Residents will enjoy the vibrant surroundings, with Chiswick High Road, Hammersmith Broadway, and Turnham Green Terrace offering an array of amenities, from trendy cafes to boutique shops. With superb transport links, including buses and the underground, this location caters to modern family living, combining convenience, comfort, and style, close to Ravenscourt Park and Ravenscourt Prep school, and Ofsted rated Outstanding State Schools. Don't miss the opportunity to make this your dream home.

**Asking Price: £1,850,000 Freehold**

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## Goldhawk Road, London W6 0XF

An extremely wide five bedroom Victorian family house.

Offering 2,264 Sq Ft of accommodation.

Two utility rooms.

Large open plan kitchen/dining area/reception.

Off street parking.

Good condition and offering many period features.

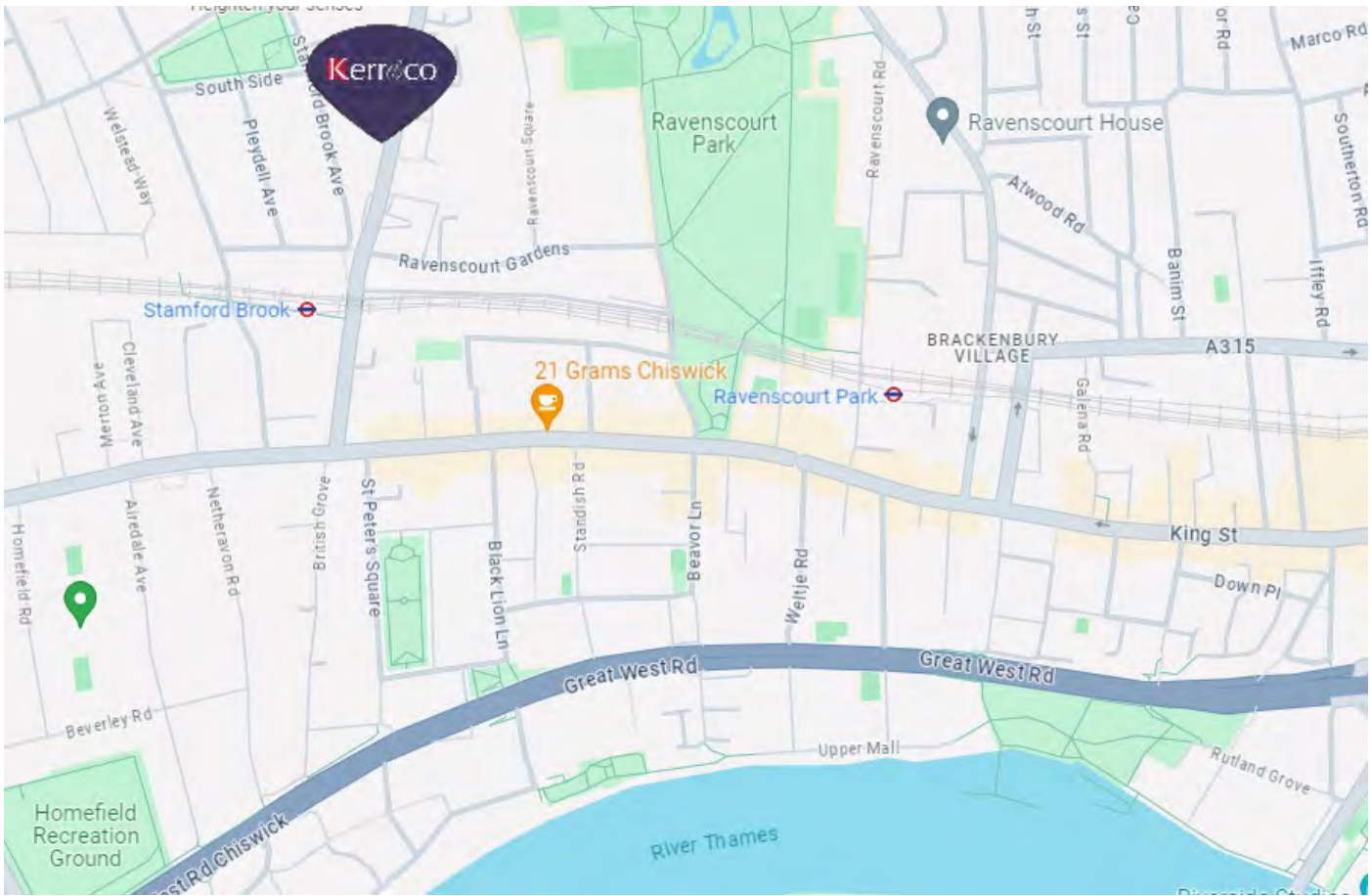
West facing garden and terrace.

Family bathroom, 2 en suites and 2 utility rooms.

Conveniently located close to Stamford Brook tube station with Ravenscourt Park, Hammersmith Broadway, Chiswick High Street and Turnham Green Terrace a brief stroll away.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 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.

Tenure and other pertinent information:

Freehold

Parking: Off Street Parking

Council Tax: Band G

Connected services and utilities: Mains water and drainage, gas, electricity, telephone and broadband. To check broadband speeds and mobile phone signal strength please use the online checker via [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

# Goldhawk Road, Hammersmith, W6 0XF

Asking price: **£1,850,000**

Five bedroom Victorian bay fronted house.

Approximate Gross Internal Floor Area: **2,170Sq. Ft. (201.6 Sq. M.)**

Cellar: **94 Sq. Ft. (8.7 Sq. M.)**

Total : **2,264 Sq. Ft. (210.3 Sq.M.)**

EPC rating: **C73**



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/fitings 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.