

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

**Kerr**&co



## **Ravenscourt Gardens, Ravenscourt Park, London W6**

**This charming, Grade II listed, early Victorian, semi detached, villa has been well maintained and sympathetically extended on the ground floor by the previous owners. The accommodation provides interlinking reception rooms, a generous kitchen leading on to a spacious dining / second reception which leads on the mature South facing garden which is a horticulturists delight. On the first floor is the principal bedroom, two further double bedrooms, family bathroom and separate cloakroom. This is an additional shower room on the ground floor. There is scope for further extension subject to the usual consents.**

Ravenscourt Gardens is well placed for access to both Stamford Brook and Ravenscourt Park underground stations (Piccadilly and District lines) as well as numerous bus routes along King Street. At the end of the street is the wonderful public park and gardens of Ravenscourt Park. Local shopping and leisure facilities can be found along King Street, Chiswick High Road and Turnham Green terrace.

**Asking Price: £1,600,000 Freehold**

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## Ravenscourt Gardens, London W6 0TU

A picturesque early Victorian semi detach villa. Well maintained and extended on the ground floor by the previous owners with further potential to extend subject to the usual consents. Interlinking reception room with access on to the rear garden.

Spacious kitchen / dining room / reception room.  
Mature South facing rear garden which is a horticulturists delight.

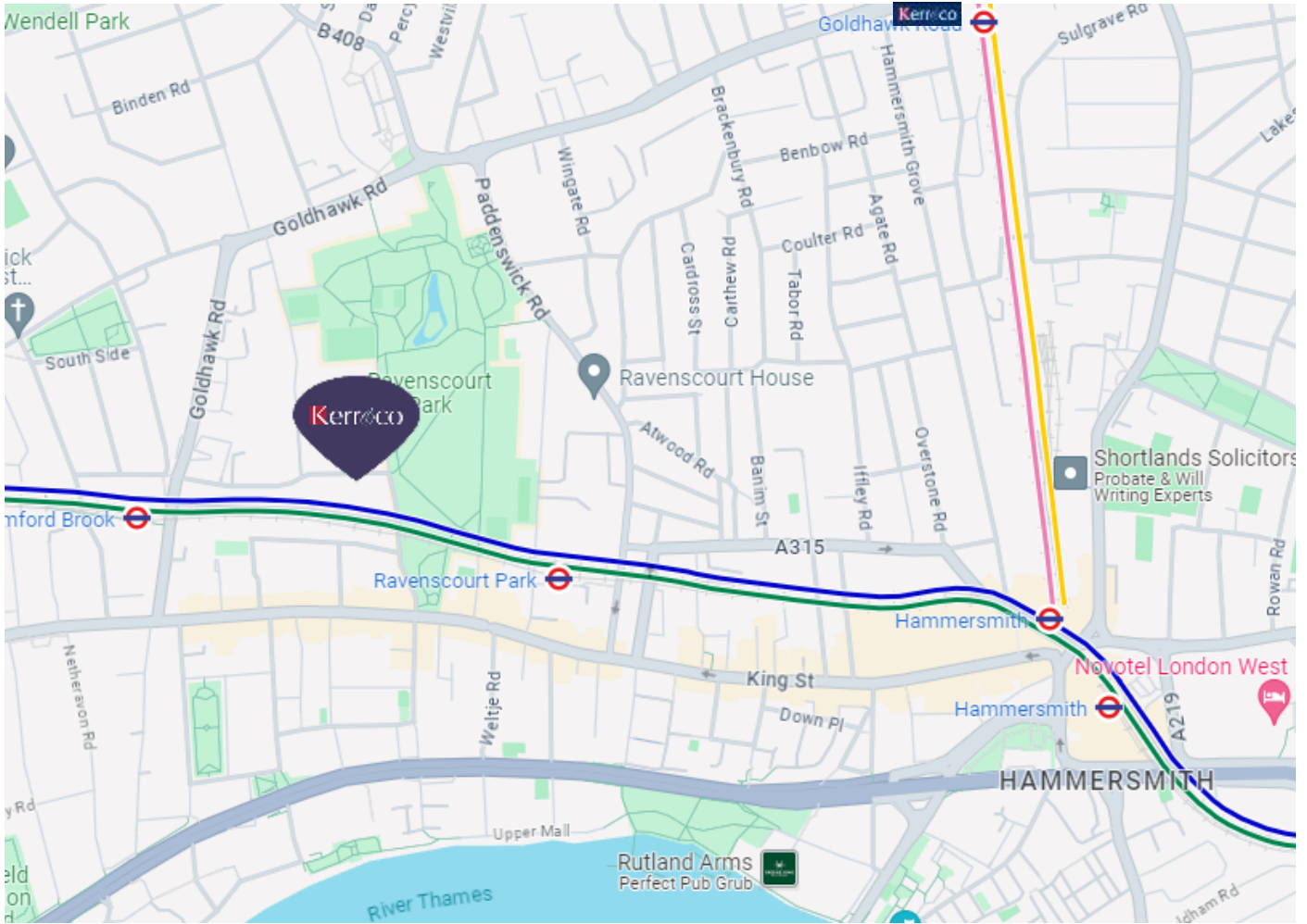
Principal bedroom, two further double bedrooms.

Family bathroom on the first floor and separate shower room on the ground floor.

Brick built shed with access to both the front and rear gardens.

Set back of the road with a charming mature front





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 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

Listing: Grade II listed

Parking: LBHF Residents parking permit

Council Tax: Band G (£2,311.28 for current financial year 24/25)

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

Heating: Gas central heating via radiators

Accessibility: Step to front door and stairs to first floor

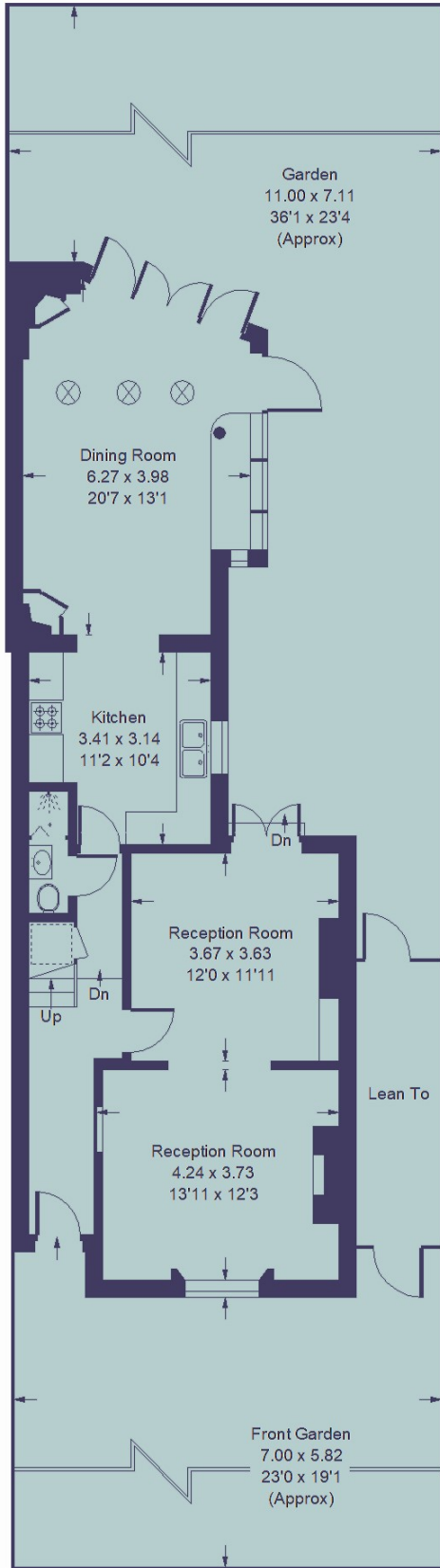
Floor risk: Medium (between 1 and 3.3% chance per annum) from surface water. Low risk from rivers or sea

# Ravenscourt Gardens, London W6 0TU

Asking Price: **£1,600,000**

Semi detached Victorian Villa

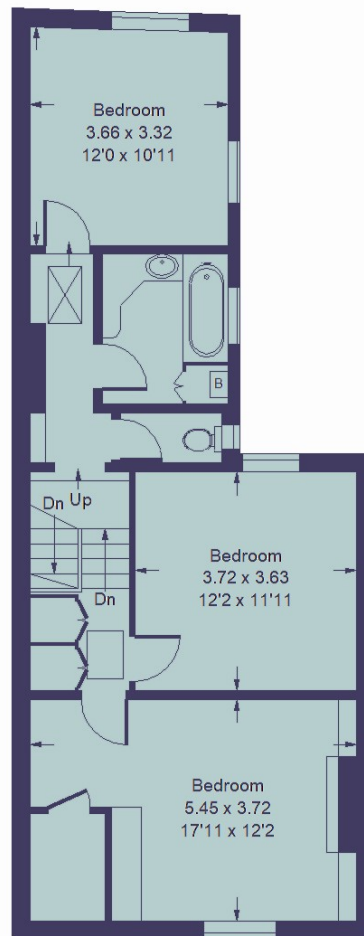
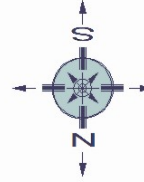
Approximate gross internal floor area: **1,508 Sq. Ft./ 140.1 Sq. M.**




Ground Floor

## Ravenscourt Gardens, W6

Approx. Gross Internal Area  
140.1 sq m / 1508 sq ft  
(Excluding Lean To)



First Floor

 = Reduced headroom  
below 1.5 m / 5'0

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.

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.

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