



## Townhouse Mews, Godolphin Road, London W12

**An incredible 4 bed triplex apartment arranged over 3 floors in this development of the once iconic Town House Studios which has seen some of the biggest recording artists of the last four decades. The unusual history means you could be sleeping in the same room the Sex Pistols once performed in. Intriguing architectural features have been cleverly used to create interesting features on each floor including vaulted ceilings and a large outdoor roof terrace.**

This impressive home offers over 2,600 square feet over three floors providing an impressively large master bedroom with walk in wardrobe and en suite bathroom, an expansive living space with a generous kitchen / dining room with vaulted ceilings and an equally impressive reception room with bi fold doors opening onto the large terrace providing in excess of almost 400 Sq. Ft. of outside space. There are a further three bedrooms with en suite bathrooms and extensive views.

**Asking Price: £1,749,950 - Leasehold (Virtual Freehold)**

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## Goldhawk Road, London W12 8HH

Incredible purpose built loft style apartment.  
Large open plan reception room / dining room / kitchen.

Very large principal bedroom with en suite and walk in dressing room.

Three further double bedrooms with en suite bathrooms.

Own private entrance.

Large roof terrace.

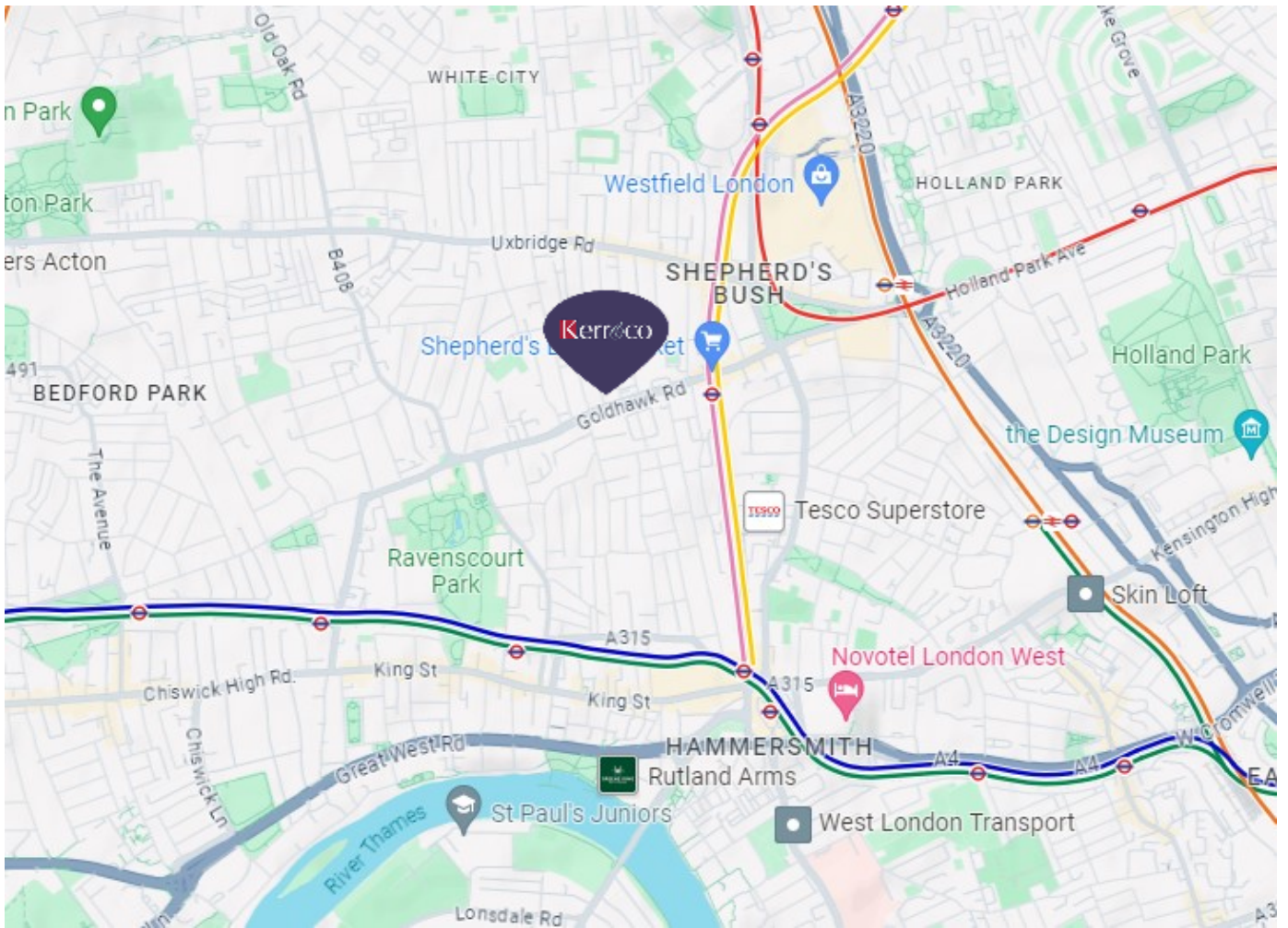
Excellent condition throughout.

Spacious landing.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 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

- Virtual Freehold with a new 999 year lease
- Service charge: 50% of any outgoings
- Service charge covers: Building insurance and contribution to any maintenance
- Local Authority: London Borough of Hammersmith & Fulham
- Parking: Eligible for a residents parking permit
- Council Tax: Band H £2,612.00 for the current (24/25) financial year
- Connected services / utilities: Mains water and drainage, gas, electricity , telephone and broadband.
- Heating: Gas fired central heating via underfloor heating
- Accessibility: Stepped access to front door and internal stair cases
- Flood risk: Surface water: High - 3.3% chance per annum. Rivers and Sea: Very low - 0.1% chance per annum.

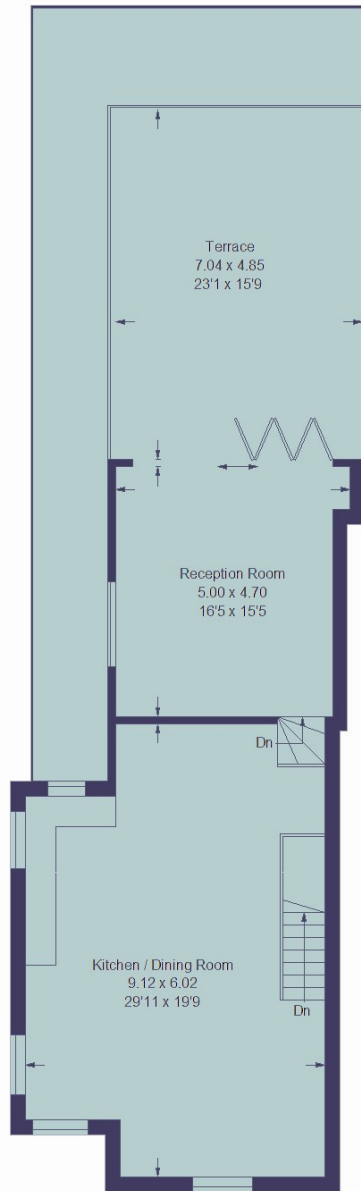


# Goldhawk Road, London W12 8HH

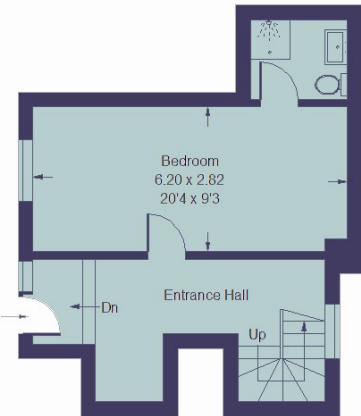
Asking Price: **£1,749,950**

Triplex purpose built apartment with large roof terrace

Approximate gross internal floor area: **2,620 Sq. Ft./ 243.4 Sq. M.**



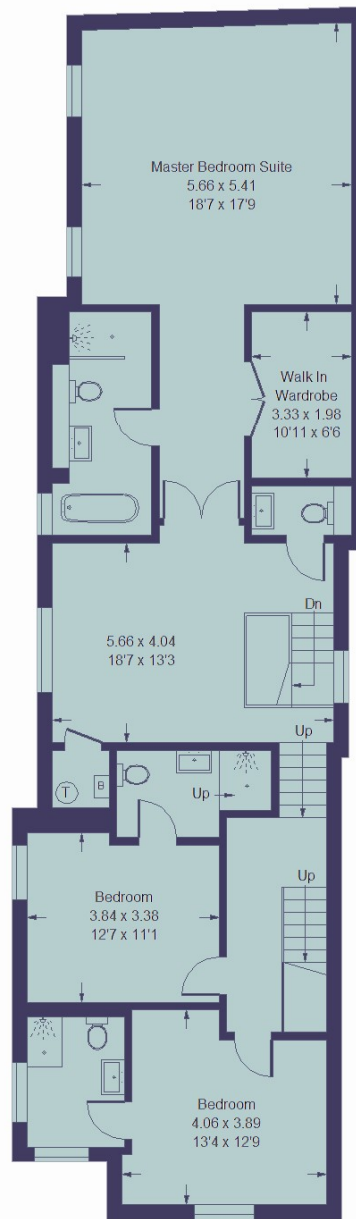
Second Floor



Ground Floor

## Townhouse, W12

Approx Gross Internal Area  
243.4 sq m / 2620 sq ft



First Floor

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 depicted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

**Kerr&co**

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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.