

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

Kerr&co



Adelaide Grove, London W12

A charming three-bedroom Edwardian home, set over two floors with the potential for loft extension (subject to planning permission and usual consents).

Spanning 974 sq ft, this well-presented property features a spacious double reception room, a modern kitchen, a patio garden, three bedrooms, and a family bathroom. Ideally located just off Uxbridge Road, the home enjoys excellent transport links, with numerous bus routes and nearby Shepherd's Bush Market, Wood Lane (Hammersmith & City/Circle Line), and Shepherd's Bush and White City (Central Line) stations all within easy reach. In addition to its convenient location, this property is just moments away from Westfield London, offering a fantastic selection of shopping, dining, and entertainment options. A wonderful opportunity for those seeking a home with both character and the potential to grow.

Offers in excess of: £850,000 Freehold

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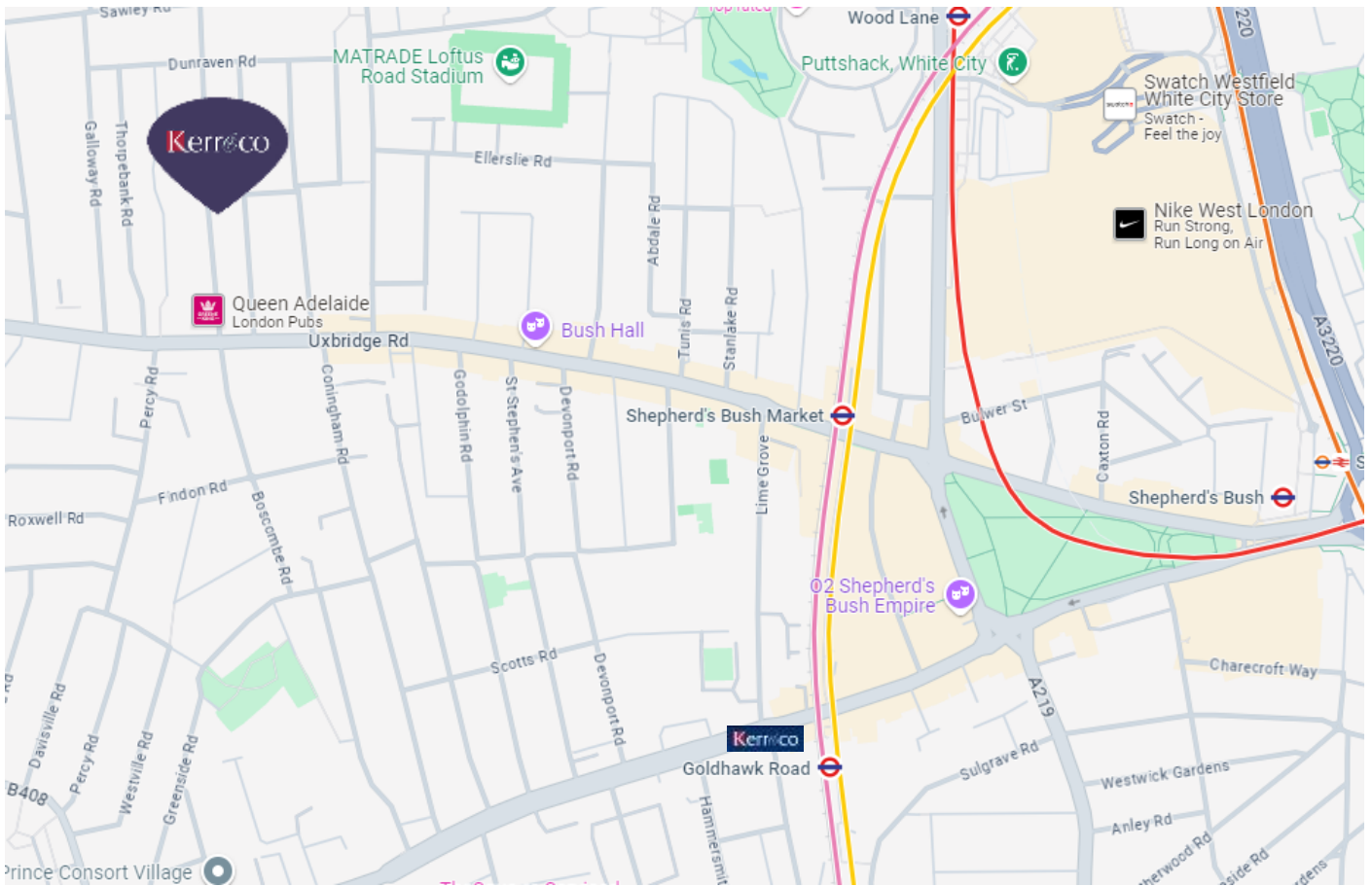




Adelaide Grove, W12 0JJ

Double reception room.
Front and rear garden.
Scope to extend into the loft subject to planning permission and usual consents.
Within catchment of popular primary schools.
Three bedrooms.
Family bathroom.
Edwardian family house.
Excellent location close to local transport links (Hammersmith & City, Circle and Central underground lines) and the impressive Westfield London shopping and leisure facilities.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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:

Tenure: **Freehold**

Parking: **Eligible for a LBHF Residents parking permit**

Council Tax: **Hammersmith and Fulham Band E (£1,694.94 2024-25)**

Connected services: **Mains water and drainage, gas, electricity, telephone and broadband (fibre and cable available locally)**

Heating: **Gas central heating via radiators**

Accessibility: **Step to front door**

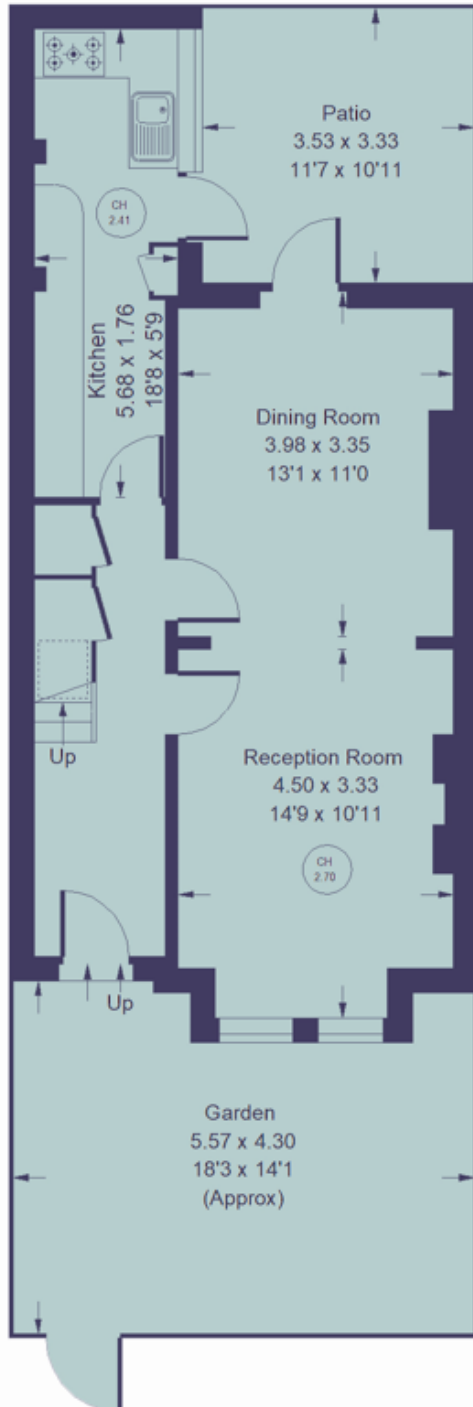
Flood risk: **Surface water: High Rivers and Sea: Very Low**

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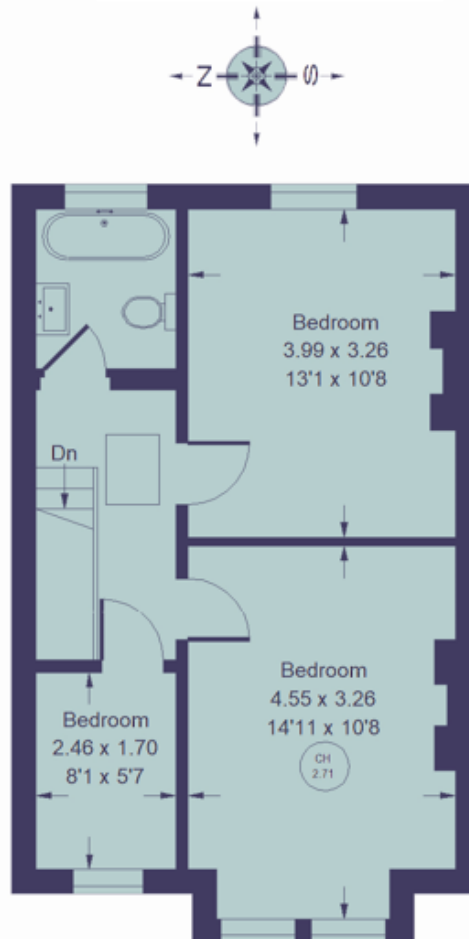
Offers in excess of: **£850,000**

Three bedroom Edwardian terraced house

Approximate gross internal floor area: **974 Sq. Ft. (90.5 Sq. M.)**



Ground Floor



First Floor

— Reduced headroom
below 1.5 m / 5'0

Kerrico

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1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or 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. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.

2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.

3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.