

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

Kerr & Co



Charlotte Court, London W12

This iconic, detached, Victorian Villa measures in excess of 3,800 square feet (357 Sq. M.) and is located on the Chiswick / Shepherd's Bush borders. The substantial accommodation provides a generous kitchen / family living space, four further reception rooms, a principal bedroom with en suite bathroom and walk in dressing room, a further five bedrooms, four shower rooms, a study and basement housing a utility room and plant room. Whilst perfectly habitable there is scope, subject to the grant of planning consent, to further enlarge and rearrange to suit requirements.

Located at the end of Ashchurch Park Villas and opposite the entrance to Ravenscourt Park the house is well placed for access to the broad facilities at Westfield London, Turnham Green Terrace and Chiswick High Road.

Asking Price: £2,950,000 Freehold

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A fine example of a detached Victorian Villa, set on the junction of Ashchurch Park Villas and Goldhawk Road, close to the northern pedestrian entrance of Ravenscourt Park. Set within its own grounds this impressive property offers in excess 3,800 square feet (357 square meters) over two floors as well as a basement level. The house benefits from high ceilings throughout, an abundance of natural light, many original Victorian features and an overall sense of space. Currently the accommodation provides a substantial kitchen / dining / living room measuring some 39' x 15', 4 reception rooms, a principal bedroom with en suite bathroom and dressing room, a further 5 bedrooms, four shower rooms, a study and utility room in the basement. There maybe scope to re arrange and extend the accommodation, subject to planning consent, to create a substantial family home for many years to come. Any interested party must make their own enquiries in this regard.

The house is well set back off the road by a front garden. The wide entrance hall sets the tone with high ceilings and a sense of grandeur. The basement houses the heating system as well as a utility area.

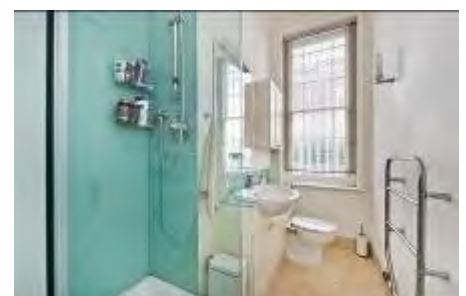
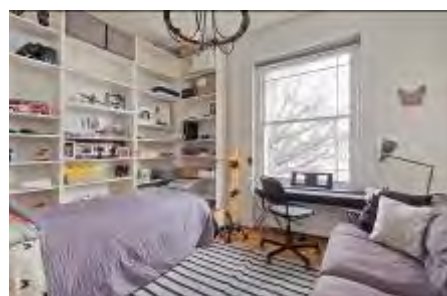
The gardens extend to the sides and to the rear of the house which could provide for an off-street parking space subject to the usual consents.

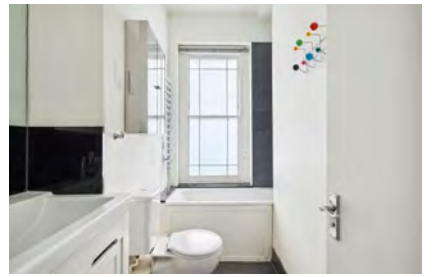
Located on the North West corner of the junction of Ashchurch Park Villas and Goldhawk Road it is therefore extremely well placed for easy access to the exceptional array of local facilities. Chiswick / Shepherd's Bush is a microcosm of central London and offers everything you would expect to find within this world class city – from internationally acclaimed shopping at Westfield London, excellent theatres, comedy clubs, music venues, restaurants/gastro bars and pubs, exquisite hotels and unparalleled transport connections in to Central London, Heathrow and all ports to the rest of the country. These are to be found at the internationally renowned Westfield London located north of Shepherd's Bush Common, offering a fantastic array of shopping, leisure, restaurants and transport facilities. Turnham Green Terrace, Chiswick High Road and Askew Roads offer an astonishing range of diverse independent shops which are held in high regard.

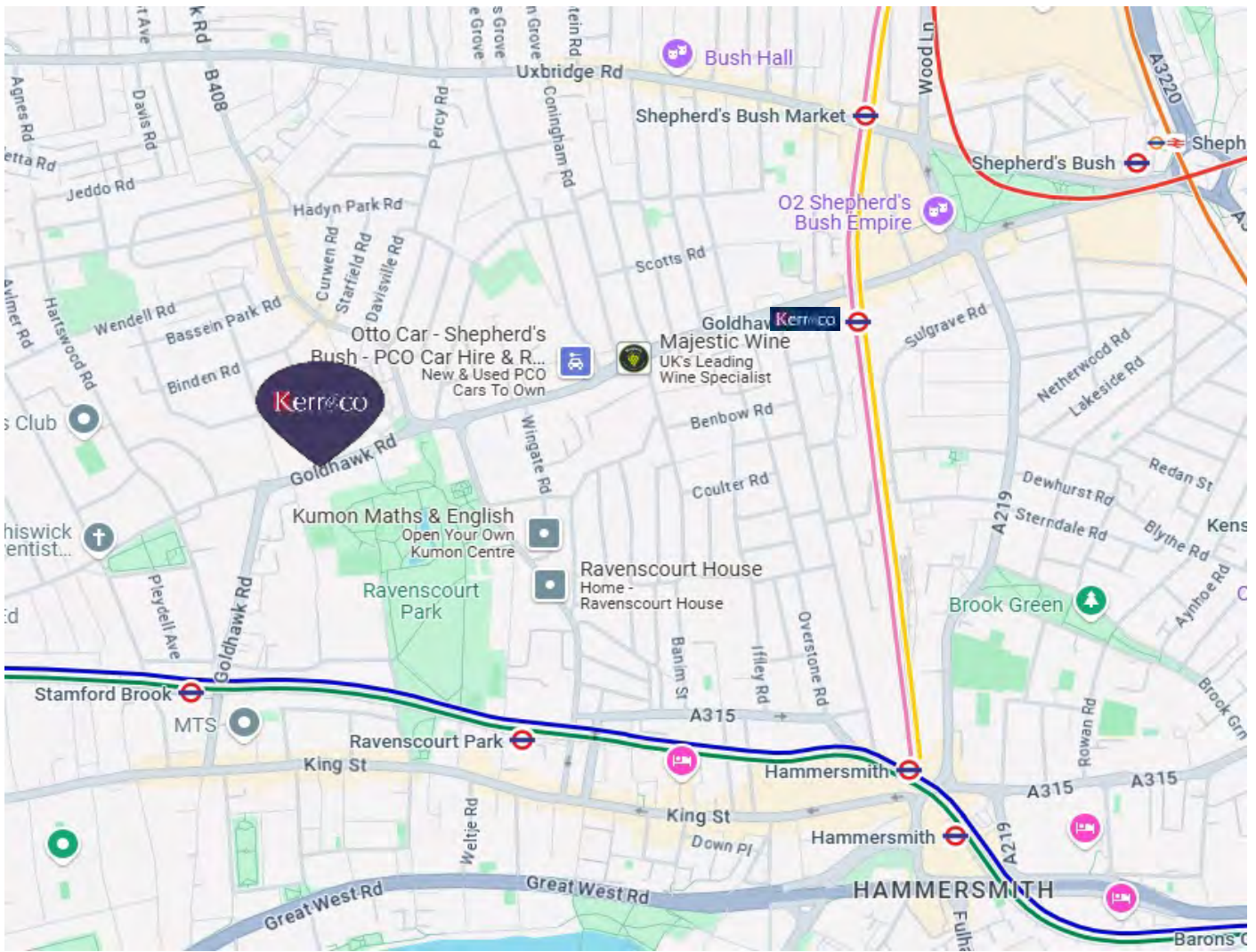
Transport connections include the Overland station at Westfield, underground stations at Stamford Brook (District), Ravenscourt Park (District), Shepherd's Bush (Central), Shepherd's Bush Market and Goldhawk Road (Hammersmith & City and Circle) and Hammersmith (Piccadilly, District, Hammersmith & City and Circle), there is also the bus terminal at Westfield London along with numerous bus stops along the main arterial roads. For the motorist there is reasonably easy access to the A(M)4 and A(M)40 providing access to central London and all routes north and west.

Local gastro bars and restaurants include The Anglesea Arms, The Grove, The Duchess, The Butchers Hook, The Andover and The Eagle. There are two incredibly well-known Theatres (Bush and The Lyric) as well as music venues Shepherd's Bush Empire, Eventim Apollo and Bush Hall.

Local schools include numerous Ofsted rated Outstanding state schools including John Betts, Brackenbury, Hammersmith Academy, West London Free, Greenside and the Good Sheppard primary schools as well as a some of the Capitals best independent schools.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		68 C
55-68	D	56 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: Freehold
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band G (£2,773.54 for current financial year 24/25)
- Parking: Eligible for a L.B.H.F. residents parking permit
- Accessibility: Steps to front doors and internal stairs
- Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
- Heating: Gas central heating via radiators
- Flood risk:
 - Surface water: High risk > 3.3% chance per annum
 - Rivers and Sea: Very Low Risk less than 0.1% chance per annum

Goldhawk Road, W12 9PC

Asking Price: £2,950,000

Detached Victorian Villa

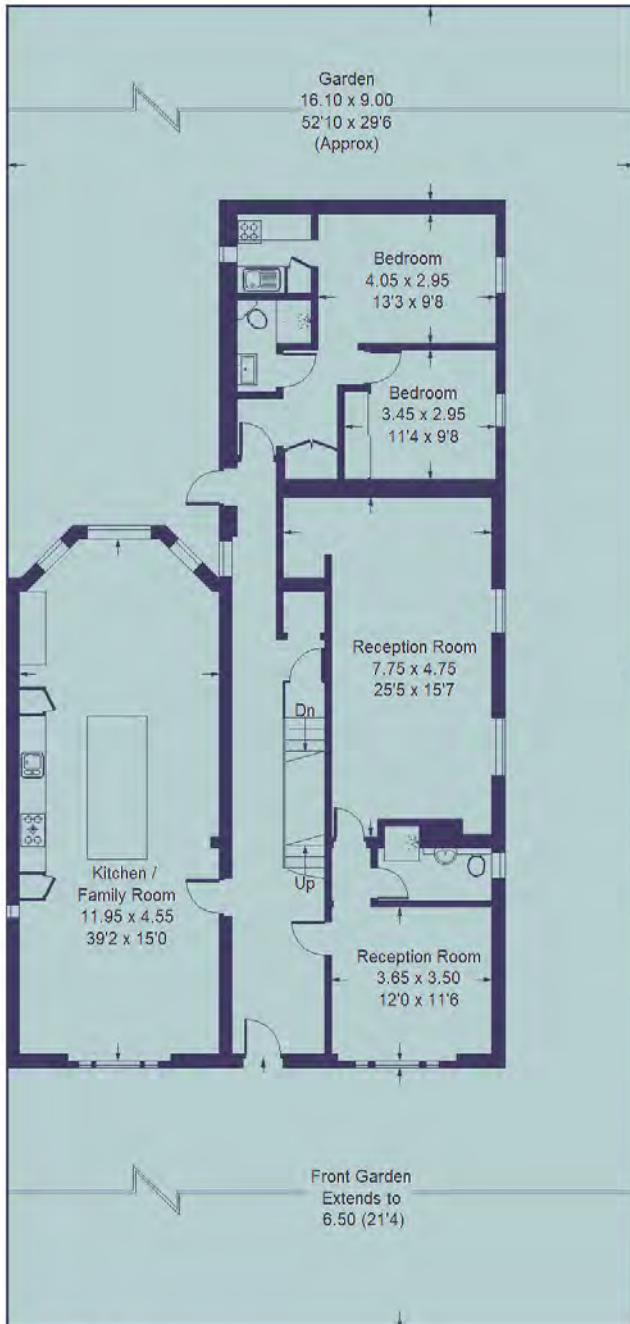
Approximate gross internal floor area: 3,844 (357.1 Sq. M.) including basement

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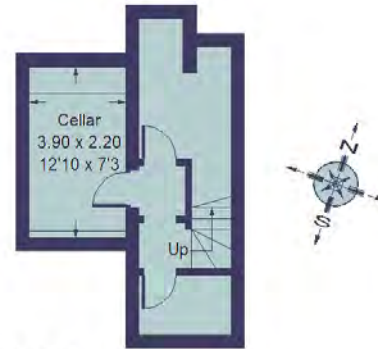
Approx. Gross Internal Area = 333.7 sq m / 3592 sq ft

Cellar = 23.4 sq m / 252 sq ft

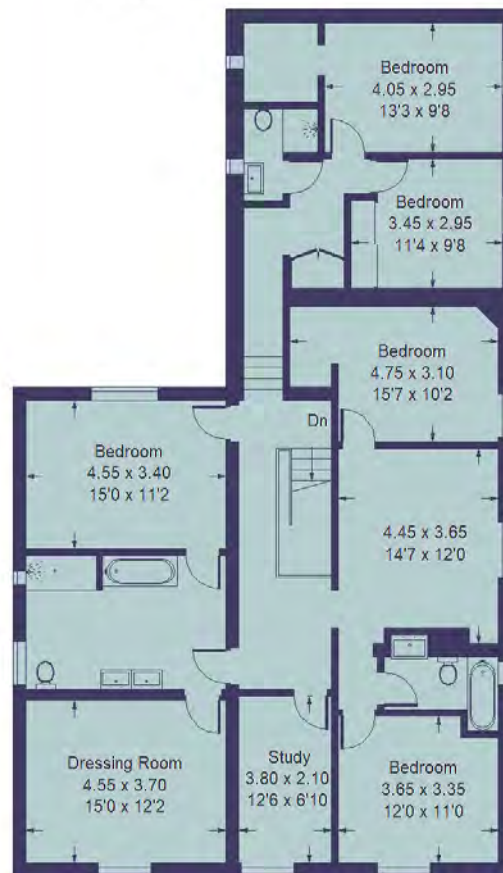
Total = 357.1 sq m / 3844 sq ft



Ground Floor



Cellar



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 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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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 alterations 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.