

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

**Kerr**&co



## Westville Road, London W12

**A re imagined and highly stylish Victorian terraced house with accommodation over four floors. This stunning family home has been redesigned by the current owners to allow maximum living space whilst retaining the same external footprint.**

The ground floor provides the dual aspect reception room with high ceilings and an abundance of natural light, this in turn leads through to the internal courtyard garden and the kitchen / dining room. On the first floor is the principal bedroom (with en suite shower room and a dressing room), a utility area and access to a secluded and peaceful roof terrace. The upper floors provide four additional bedrooms (one with en suite shower room) and a family bathroom. Westville Road is ideally located off the Askew Road with its boutique shops and café's. Ravenscourt Park is a short walk away and local transport connections are within easy reach. The house is also well placed for numerous outstanding local schools.

**Asking Price: £1,580,000 Freehold**

020 8743 1166  
sales@kerrandco.com

020 8743 4332  
lettings@kerrandco.com

www.kerrandco.com







**Westville Road, London W12 9BD**

Re interpretation of modern family living by maximising the living space available whilst not detracting from the outside space.

Dual aspect reception rooms with large sash windows and original fireplaces.

Spacious kitchen / dining room with bi fold doors on to the courtyard patio.

Principal bedroom with en suite shower room and dressing room.

First floor secluded and private roof terrace.

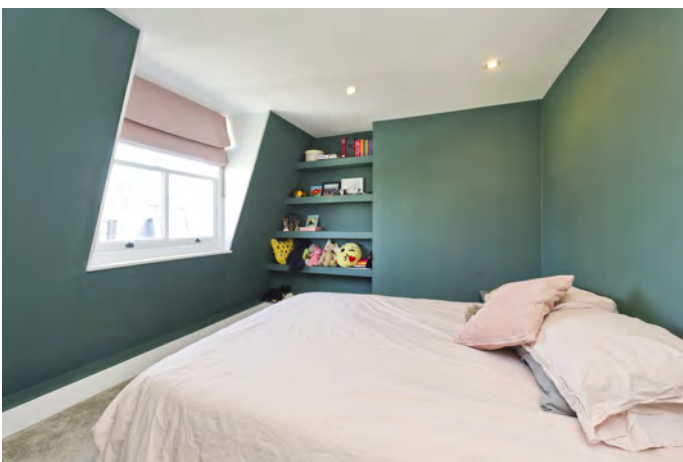
Four additional bedrooms.

Generously proportioned family bathroom.

Additional shower room.

Ground floor cloak room.

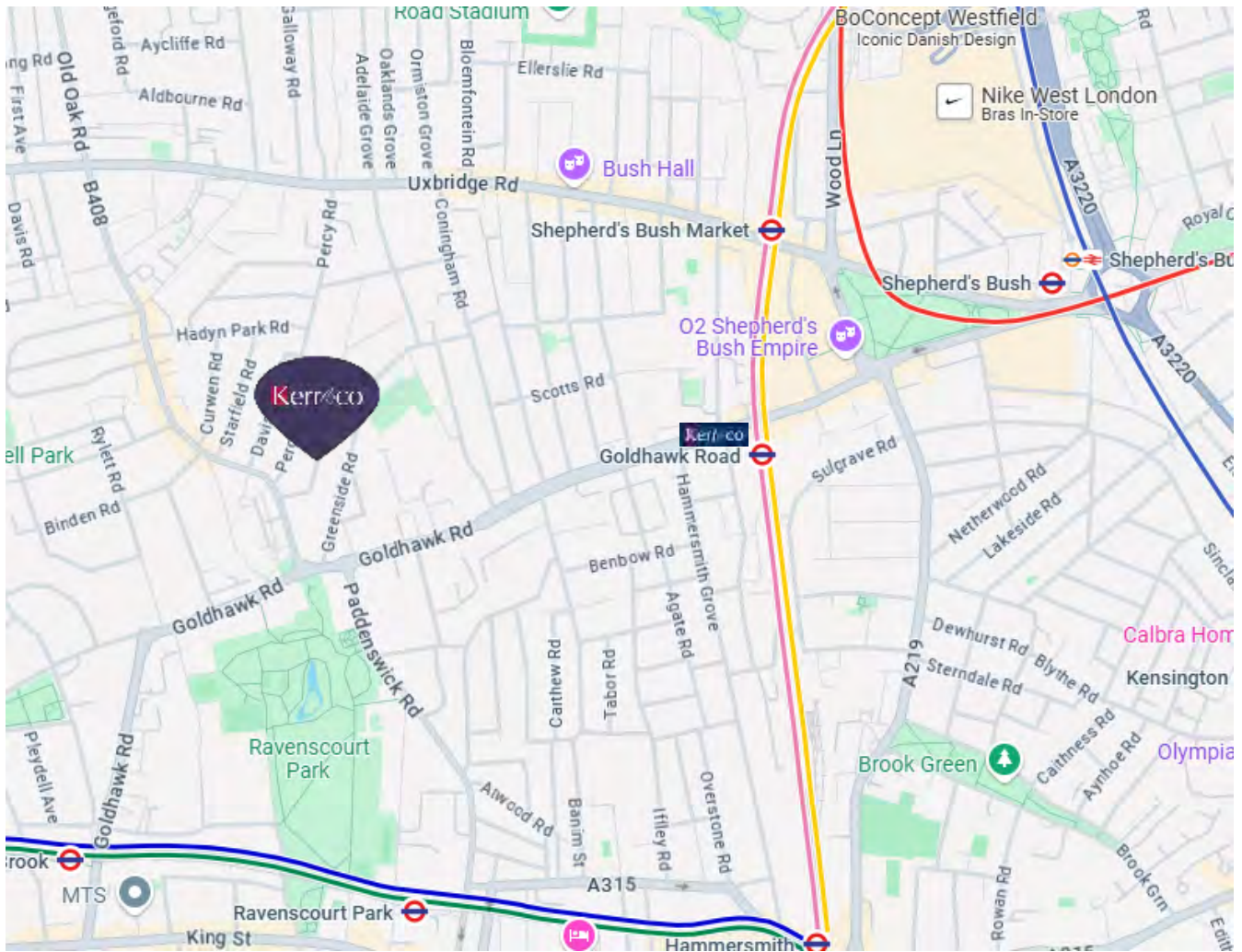
Conveniently located close to the northern entrance to Ravenscourt Park











Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	63   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.

Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band F (£2,003.10 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:	<u>Surface water:</u> High risk > 3.3% chance per annum <u>Rivers and Sea:</u> Very Low Risk less than 0.1% chance per annum

**Westville Road, London W12 9BD**  
 Re imagined Victorian terraced house  
 Approximate gross internal floor area: **2,075 Sq. Ft. (192.8 Sq. M.)**

Asking Price: **£1,580,000**

Tenure: **Freehold**

EPC Rating: **D63**

Parking: **Residents Parking Permit**

Council Tax: **Band F**

**Westville Road, W12**



Approx. Gross Internal Area = 184.7 sq m / 1988 sq ft  
 Eaves Storage = 8.1 sq m / 87 sq ft  
 Total = 192.8 sq m / 2075 sq ft



**Ground Floor**

**First Floor**

**Second Floor**

**Third 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.

**Kerrandco**  
 77 Goldhawk Road  
 Shepherd's Bush  
 London W12 8EH  
 sales@kerrandco.com  
 020 8743 1166  
 www.kerrandco.com

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 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. 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.