

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

**Kerr**&co



## Fielding Road, London W4

**A generous five bedroom period home providing just shy of 2,000 sq ft. set over three floors and offering a wide south facing garden. Providing plenty of potential for any prospective purchasers to extend and improve to their own taste (STPP).**

This substantial characterful home comprises of a double reception room, a dining room, with a separate kitchen leading to a south facing garden, comprising of four double bedrooms along with a study, one spacious bathroom and the existing loft room. This home offers potential to create your own family home, located in the popular residential road in the Bedford Park conservation area, a short walk from transport connections on Turnham Green Station (District and Piccadilly underground lines) as well as a short bus journey from the shopping and leisure facilities at Westfield London and a stones throw from the extensive facilities of Chiswick High Road and independent retailers on Turnham Green Terrace.

**Asking Price: £1,400,000 Freehold**

020 8743 1166  
[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 4332  
[lettings@kerrandco.com](mailto:lettings@kerrandco.com)

[www.kerrandco.com](http://www.kerrandco.com)







## Fielding Road, London W4 1HP

Spacious five bedroom Victorian terraced house.

South facing garden

Rare opportunity to improve and extend to a buyers own taste (STPP).

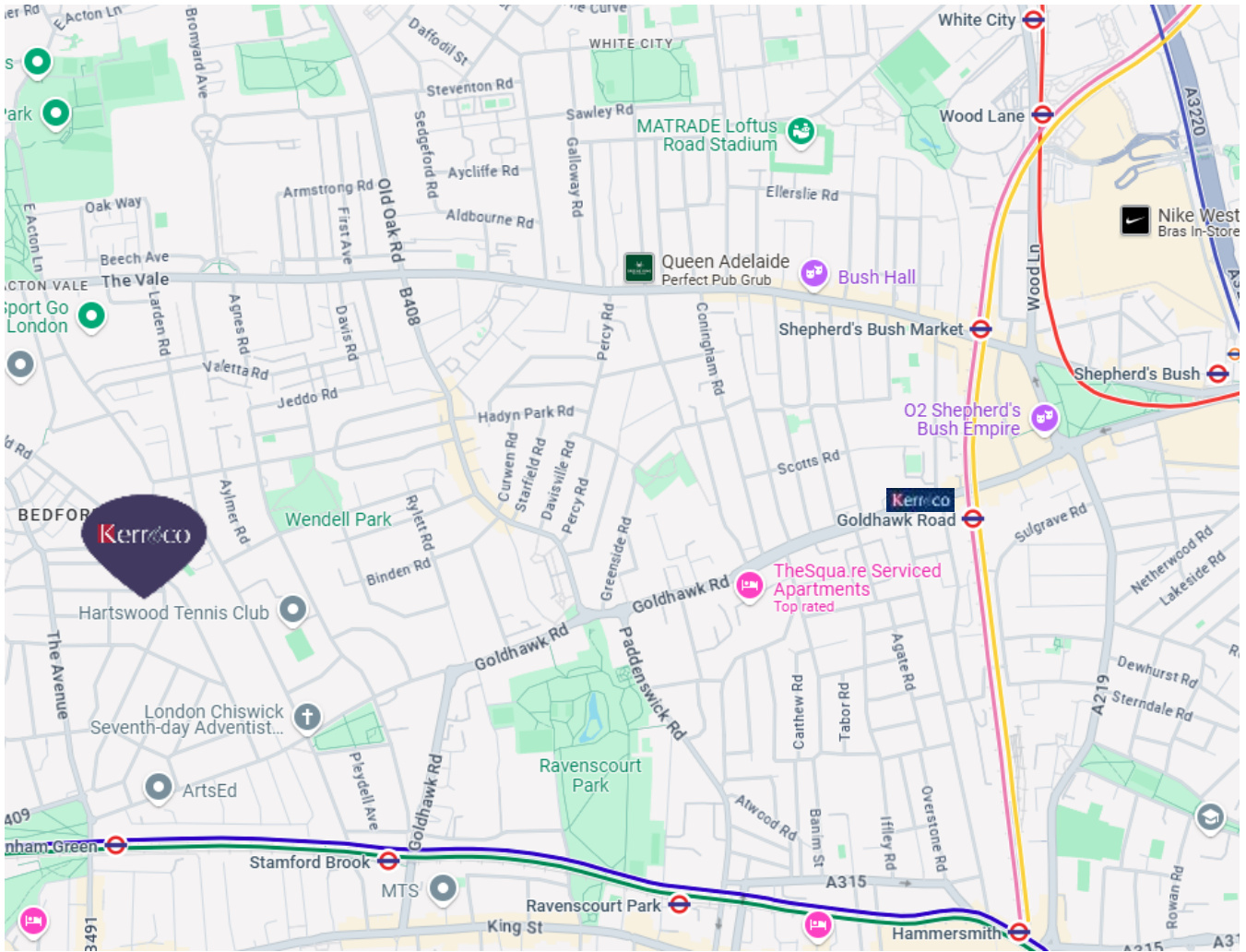
Four large double bedrooms.

Bathroom with a separate W/C.

Well located for ease of access to Turnham Green Station (district and Piccadilly underground lines) as well as a wide range of amenities along Chiswick High Road.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	45 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 Ealing
- Council Tax: Band G (£3,247.24 for current financial year 24/25)
- Parking: Eligible for a L.B.E 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: Available upon request

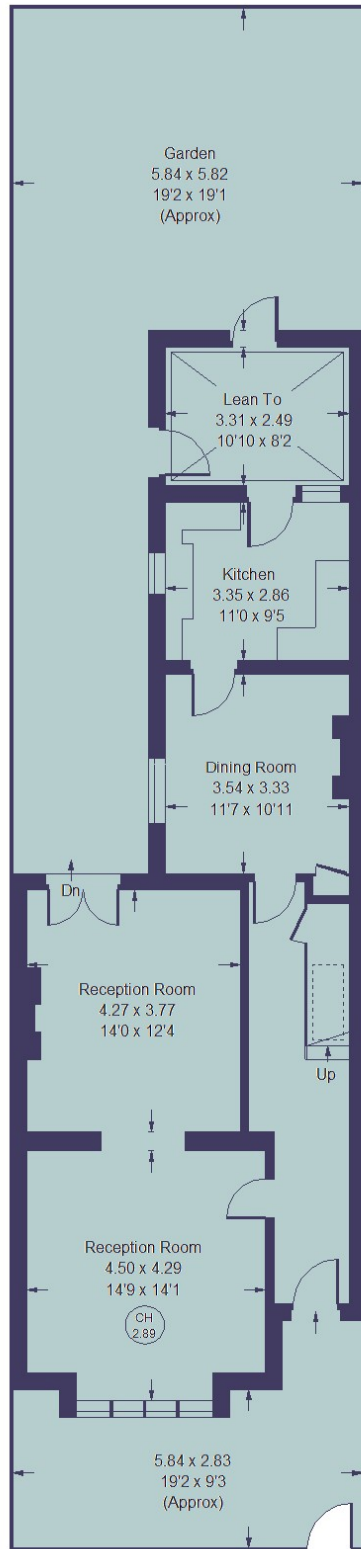
**Fielding Road, London W4 1HP**

Asking Price: **£1,400,000**

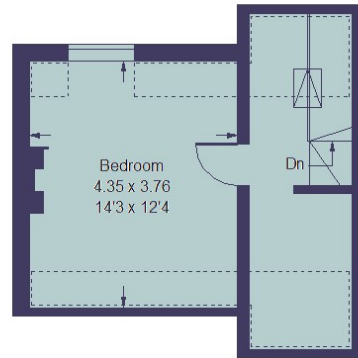
4 Bedroom Terraced House

Approximate gross internal floor area: **1903 Sq. Ft. / 176.8 Sq. M.**

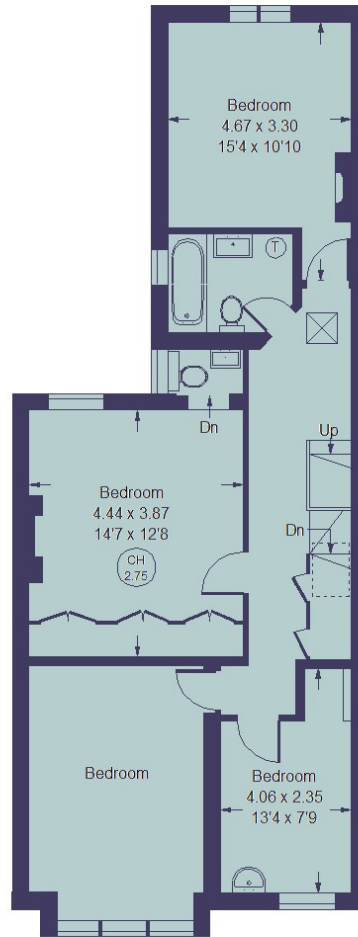
Excluding Lean To: **88 Sq. Ft. / 8.2 Sq. M.**



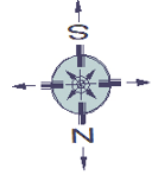
**Ground Floor**



**Second Floor**



**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 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.