

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

Kerr&co



Godolphin Road, London W12

A Stunning Four-Bedroom Victorian Family Home in the Heart of Shepherd's Bush.

A beautifully presented and fully extended four-bedroom Victorian home, offering a perfect balance of period charm and modern living, set across three spacious floors. With over 1,700 sq. ft. of well-appointed accommodation, the property comprises a bright double reception room with original features, a generous kitchen/dining area that opens onto a private and secluded garden with ample storage, a convenient downstairs WC, a family bathroom, and four double bedrooms – including a spacious master suite with an en-suite bathroom. Situated on one of Shepherd's Bush's most sought-after, tree-lined one-way streets, the property falls within the catchment area of St Stephen's Primary School, one of the UK's top-performing schools. The home is also ideally located for easy access to excellent transport links, including Circle, Hammersmith & City, and Central lines along Uxbridge Road, as well as the extensive shopping, dining, and entertainment options at Westfield London and the vibrant White City Living development, home to Soho House's flagship private members' club. This is a fantastic opportunity to secure a wonderful family home in a prime West London location.

Asking price: £1,500,000 - Freehold

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Godolphin Road, London W12 8JN

Four double bedrooms with master being en suite.

Well presented and fully extended.

Double reception room.

Kitchen/dining area.

Downstairs WC.

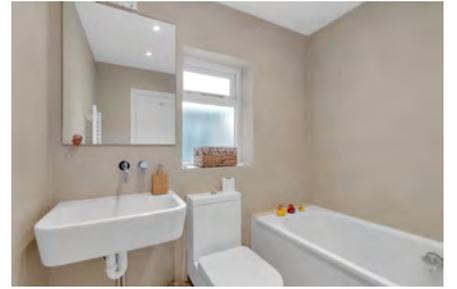
Secluded landscaped garden.

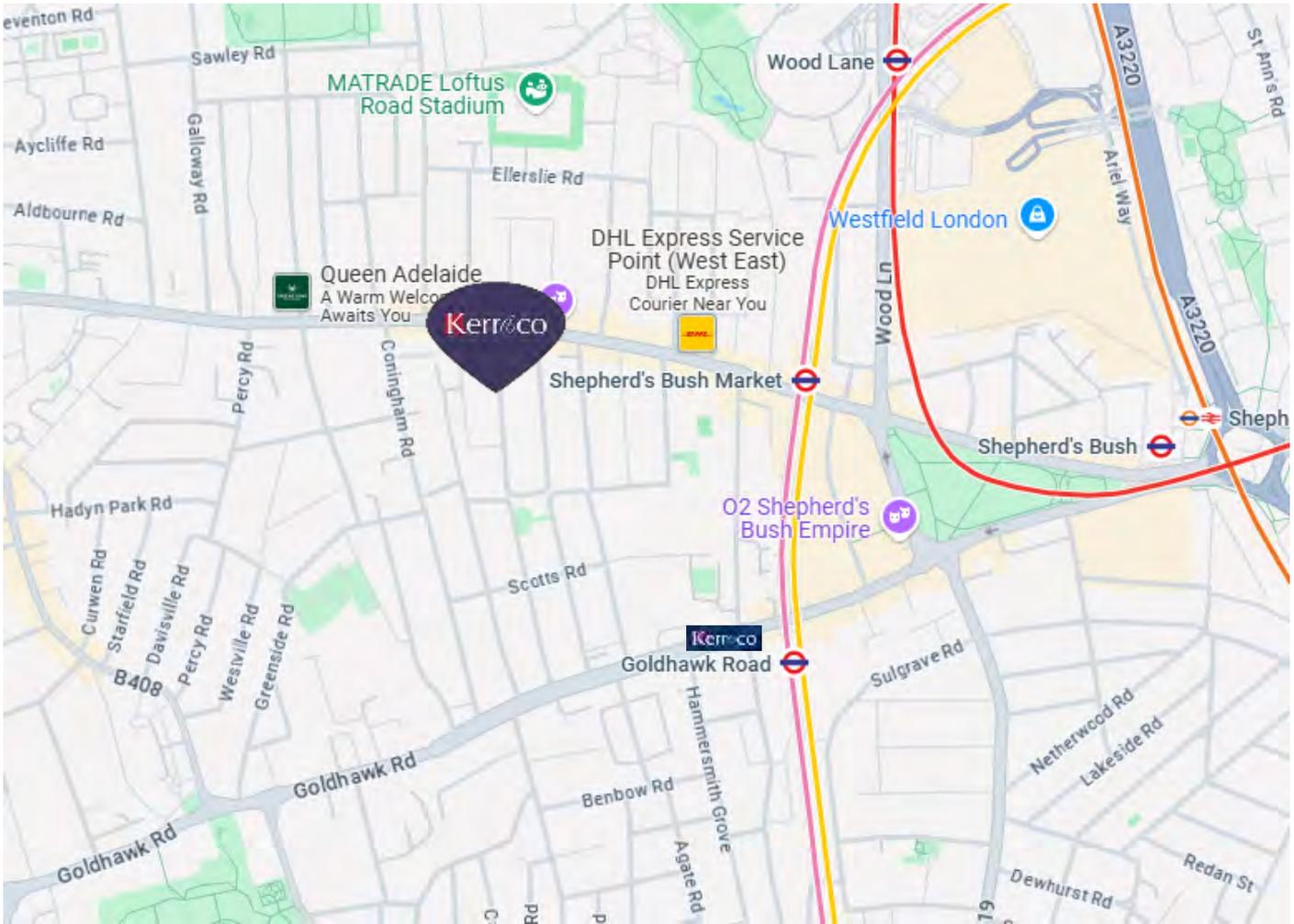
Catchment area for St Stephen's Primary School, one of the best performing primary schools in the UK.

Prime West London location, moments from Westfield London, BBC White City Living, and Soho House.

Excellent transport links, including Central, Circle, and Hammersmith & City lines, plus the Overground.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 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

Freehold

Energy Performance Certificate rating: **C71**

Local Authority: Band G London Borough of Hammersmith & Fulham

Parking: Eligible for a residents parking permit

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

Accessibility: Internal stairs to all floors

Heating: Gas central heating via radiators.

Flood Risk: Provided upon request.

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Asking Price: **£1,500,000**

Four bedroom terraced house

Approximate gross internal floor area: **1,707 Sq. Ft. (158.6 Sq. M.)**

Eaves Storage: **29 Sq. Ft. (2.7 Sq. M.)**

Storage: **43 Sq. Ft. (4 Sq. M.)**

Total: **1,779 Sq. Ft. (165.3 Sq. M.)**



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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.