

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

Kerr & Co



Abdale Road, London W12

A charming and beautifully presented three/four-bedroom Victorian house, fully extended and rich in period character, located on the sought-after Abdale Road.

This attractive home offers a perfect blend of original features and modern touches, including sash windows, wooden shutters, and a feature fireplace in the bright double reception room. The well-appointed kitchen opens onto a West-facing patio garden, ideal for afternoon sun and outdoor dining. Arranged over three floors, the accommodation comprises three generous double bedrooms, including a principal bedroom with en suite, a family bathroom, and a versatile fourth bedroom/study, making it ideal for growing families or those working from home. The property is within the catchment area for the highly regarded St Stephen's Primary School and enjoys easy access to the vast array of shops, restaurants, and entertainment at Westfield London. Excellent transport links are close by, with Shepherd's Bush Market (Hammersmith & City and Circle lines) and Shepherd's Bush (Central line) stations just a short walk away. This is a wonderful opportunity to acquire a warm, characterful home in a prime location.

Asking Price: £1,050,000 Freehold

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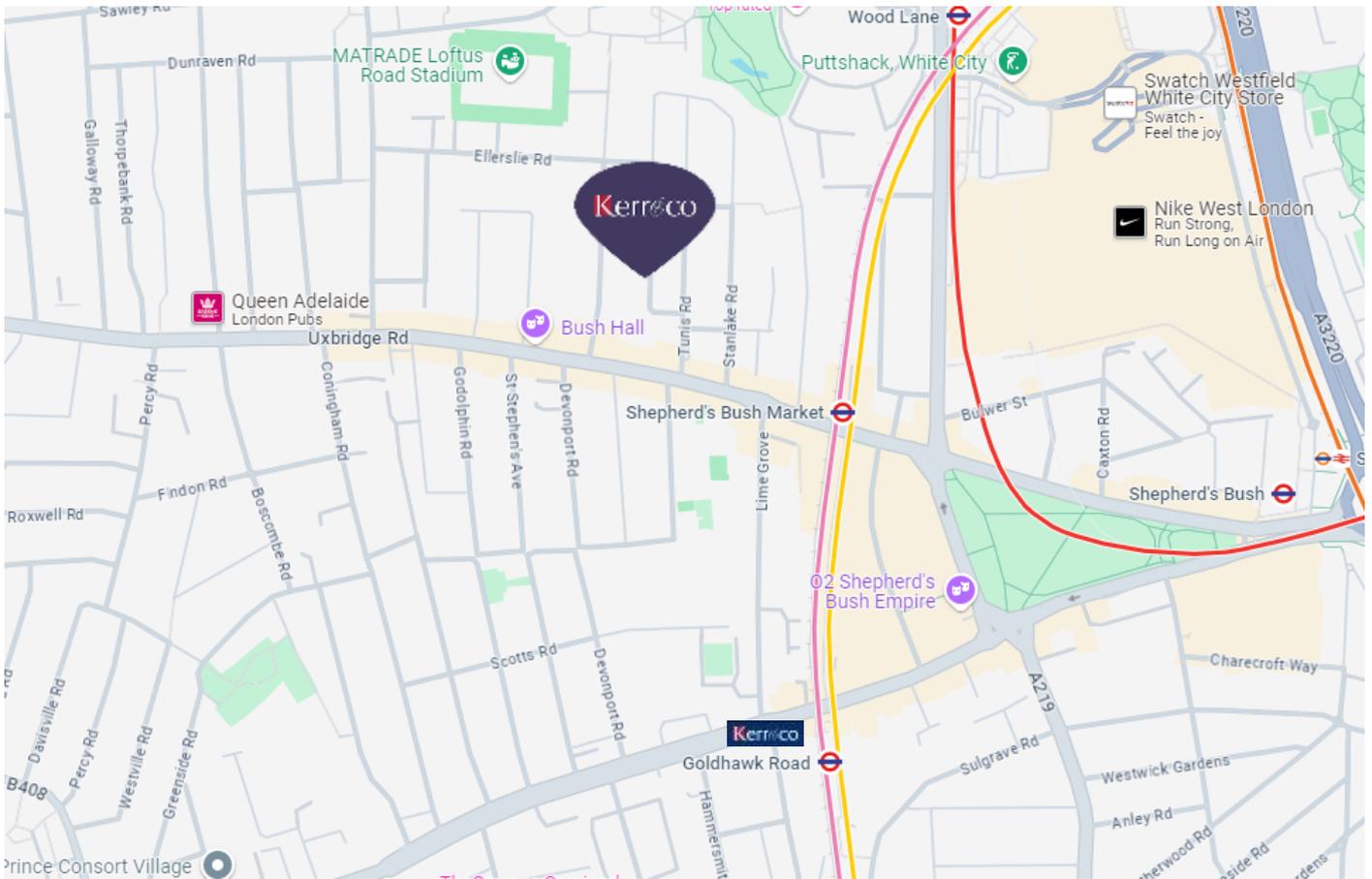
Double reception room.

West facing garden.

Fully extended offering in excess of 1,300 Sq Ft.
Within catchment of St. Stephen's C of E primary school.

Three double bedrooms with master being en suite.
Additional fourth bedroom/study
Family bathroom.

Well presented with lots of period charms.
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		88 B
69-80	C		
55-68	D	67 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 £1,773.95 for current financial year 25 / 26**

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

Flood Risk: **Available upon request to the agent**

Accessibility: **Step to front door and staircase to upper two floors**

Heating: **Gas central heating through boiler**

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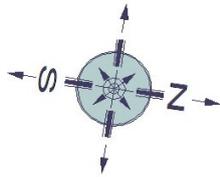
Asking Price: £1,050,000

Three/Four bedroom Victorian terraced house

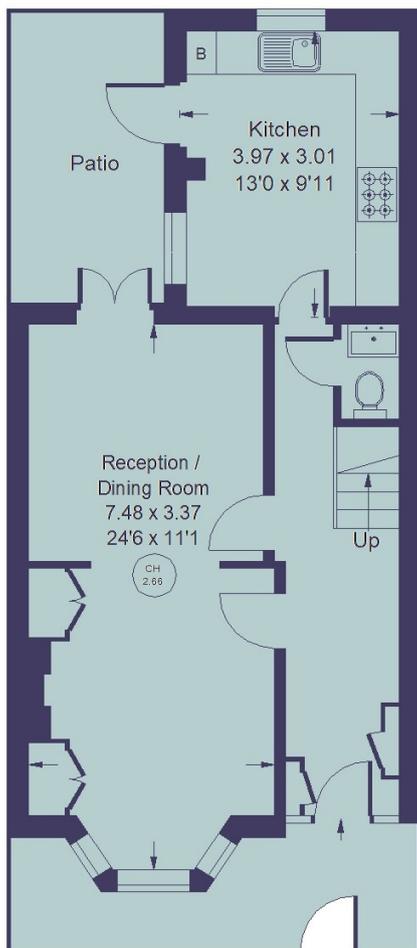
Approximate gross internal floor area: **1,214 Sq. Ft. (112.8 Sq. M.)**

Eaves storage: **100 Sq. Ft. (9.3 Sq. M.)**

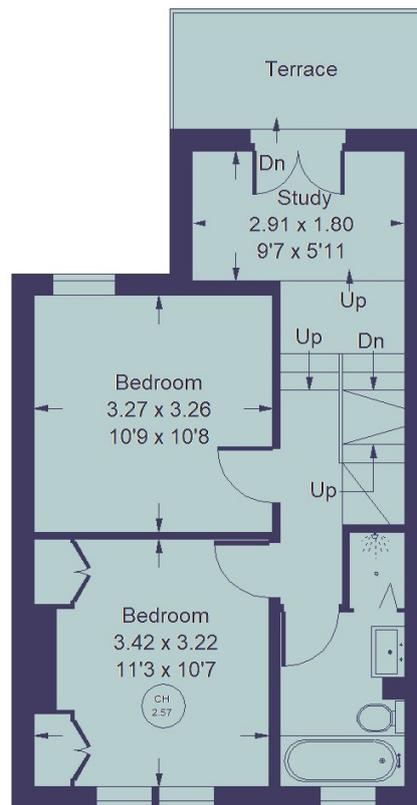
Total: 1,314 Sq. Ft. (122.1 Sq. M.)



Second Floor



Ground Floor



= Reduced headroom below 1.5 m / 5'0

First Floor

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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.