

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

Kerr & Co



Devonport Road, London W12

An exceptional double fronted, Victorian link-attached villa, providing approximately 2,590 sq. ft. (241 sq. m.) over three floors and is set back from the road by a charming front garden. The property offers flexible accommodation by providing interlinking reception rooms and the kitchen on the lower ground floor. The raised ground floor offers a further dual aspect reception room leading on to a roof terrace, as well as three further rooms and a bathroom on the raised ground floor. Whilst on the top floor are the principal bedroom suite, two further double bedrooms, a bathroom and separate WC. Further more, the house benefits from a large utility room, entrances on both raised and lower ground floors, charming front and rear gardens and off street parking.

The current owners have extensively renovated and restored the house as well as added two sympathetic extensions although this still allows a buyer to add their own taste. The house has been made exceptionally cost effective and environmentally friendly to run through the use of photovoltaic cells on the roof, a highly efficient heating system and argon filled double glazed timber sash windows.

Guide Price: £2,295,000 Freehold

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Devonport Road, London W12 8NZ

Double fronted link-detached Victorian villa.
Highly flexible accommodation over three floors.

Generous living space.

Naturally light throughout.

Principal bedroom suite.

4 or more additional double bedrooms.

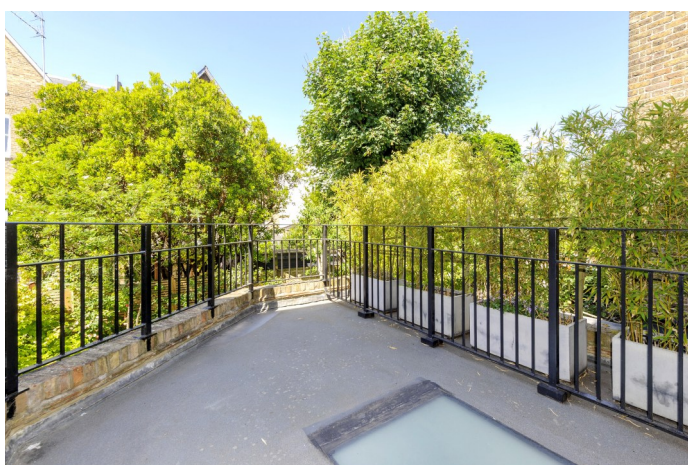
Family bathroom, separate shower room and two
cloakrooms (top and lower ground floors).

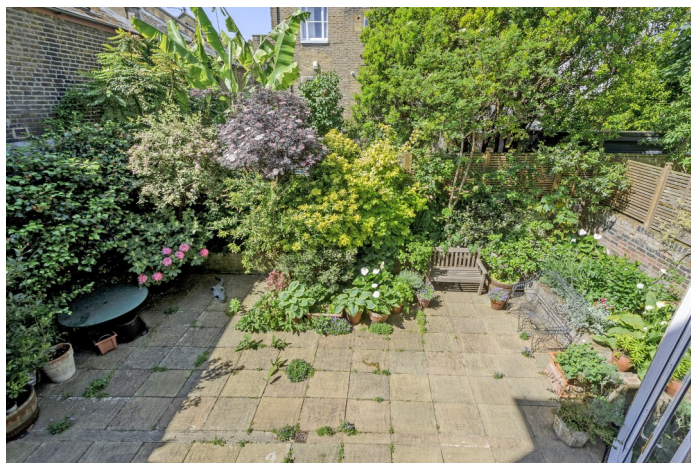
38' X 25' West facing rear garden and delightful roof
terrace.

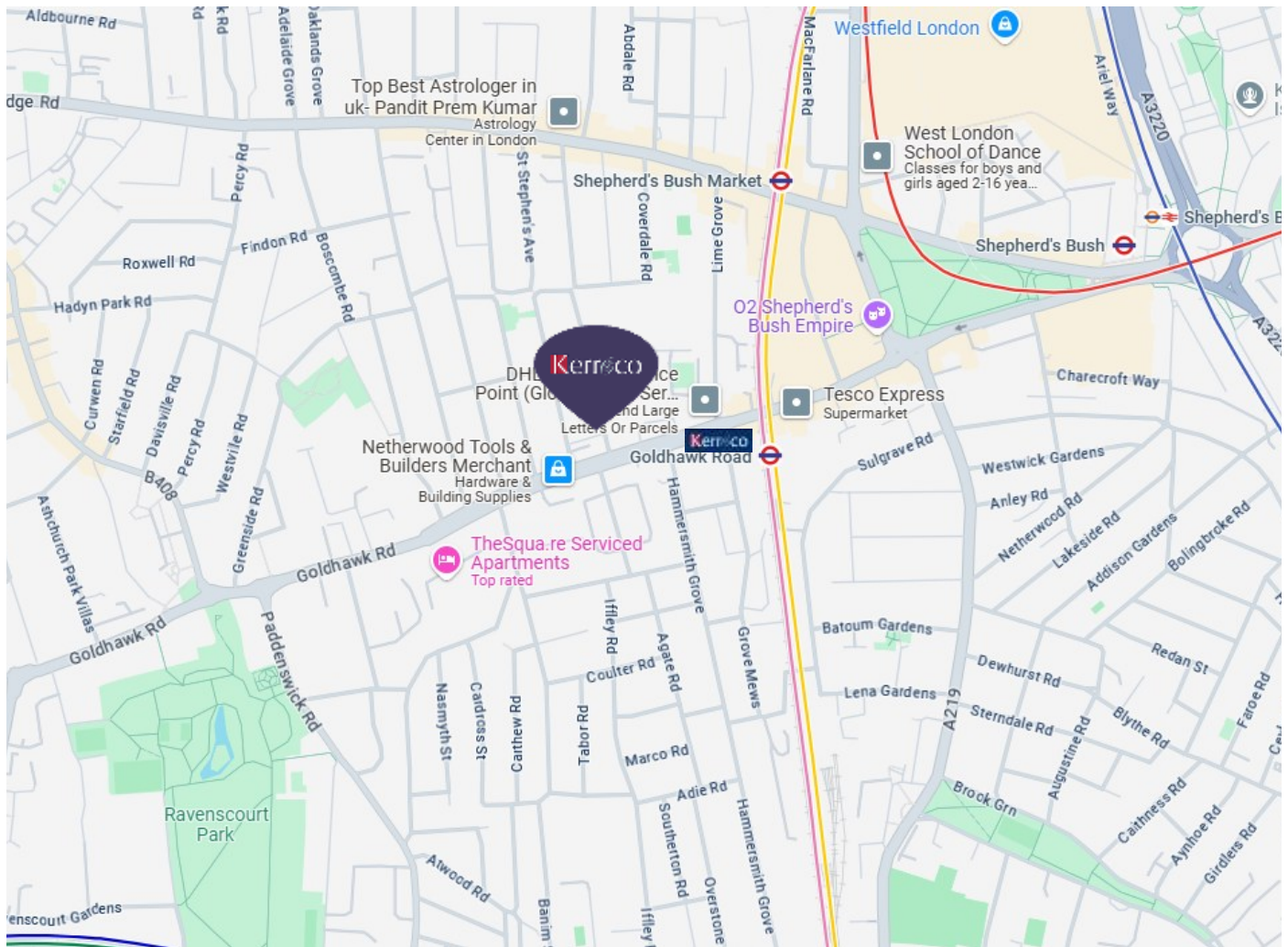
Utility room.

Off street parking.

Well located for ease of access to the broad selection
of local transport connections, shopping and leisure
facilities as well as a fantastic selection of outstanding
local state and private schools.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 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.

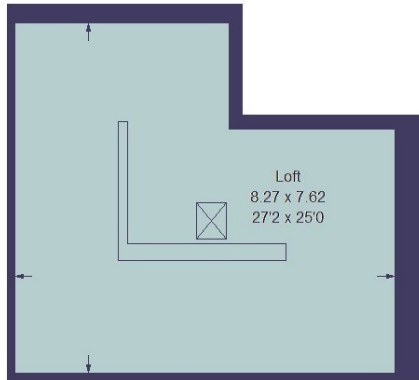
Tenure:	Freehold
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band G (£2,419.03 for current financial year)
Parking:	Off street parking for one car as well as being eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps to front doors and internal stairs
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators and under floor heating on lower ground floor

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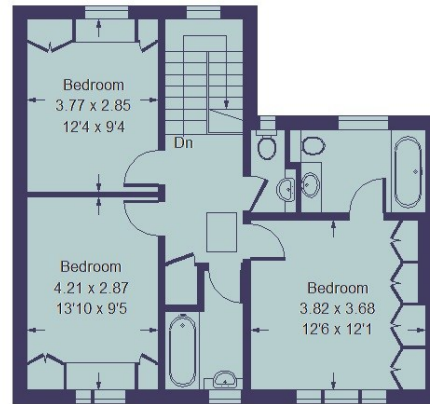
Guide Price: £2,295,000

Link Detached Victorian Villa

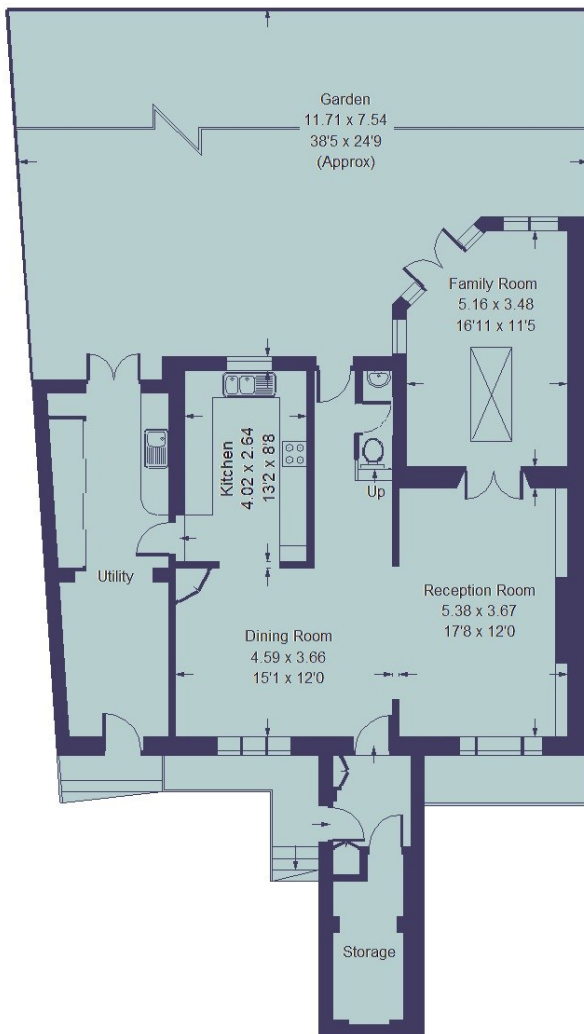
Approx. Gross Internal Floor Area: 2,594. Sq. Ft. (241 Sq. M.) Excluding loft space



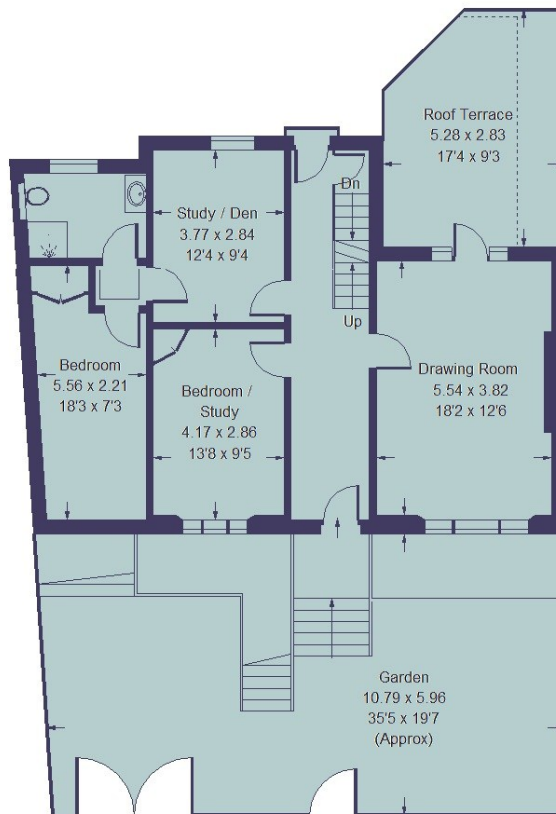
Loft



First Floor



Lower Ground Floor



Raised Ground 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.

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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/fitings 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.