

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

**Kerr**&co



## **GODOLPHIN ROAD, LONDON W12**

**A newly refurbished extremely large three bedroom split level maisonette with private West facing garden over the raised and lower ground floors of this grand Victorian terraced building.**

This unique spacious maisonette offers 1,658 sq ft of accommodation comprising of three double bedrooms, two bathrooms, reception room, dining room, kitchen, West facing garden, a private off street parking space and includes the entire freehold. Godolphin Road is a quiet tree lined residential street, with the property situated on the Southern end with easy access to shopping facilities and transport links along Goldhawk Road, Hammersmith Broadway, Shepherd's Bush Green and West London Westfield Complex.

**Guide Price: £1,100,000— Freehold**

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020 8743 4332  
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## **GODOLPHIN ROAD, LONDON W12 8JE**

**SPLIT LEVEL MAISONETTE OFFERING 1,658 SQ FT**

**NEWLY REFURBISHED**

**PRIVATE WEST FACING GARDEN**

**THREE DOUBLE BEDROOMS**

**TWO BATHROOMS**

**PRIVATE OFF STREET PARKING**

**RECEPTION ROOM AND SEPARATE DINING ROOM**

**LARGE PROPORTIONED ROOMS**

**GRAND VICTORIAN BUILDING**

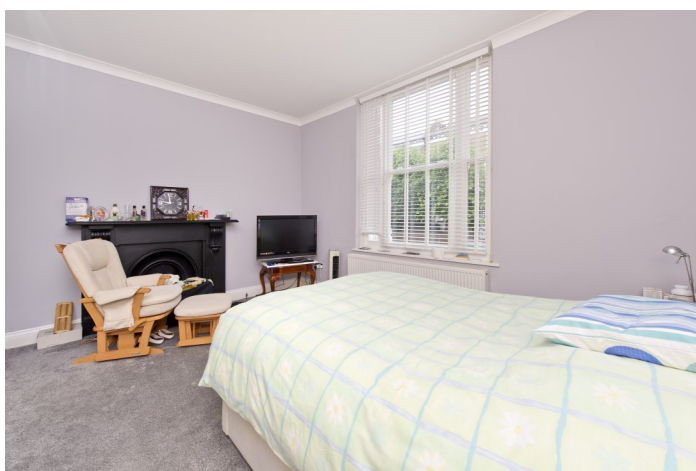
**SITUATED ON TREE LINED RESIDENTIAL STREET WITH EASY**

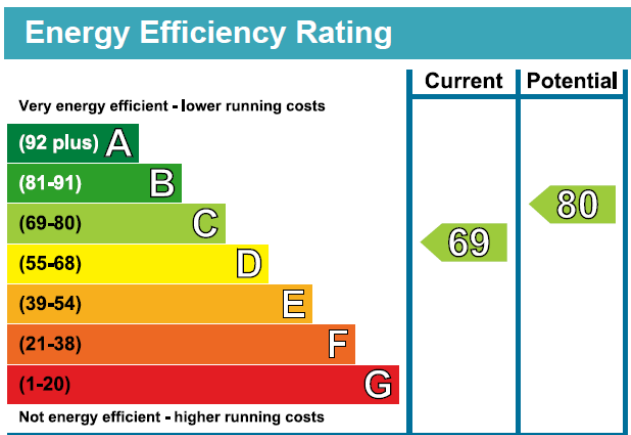
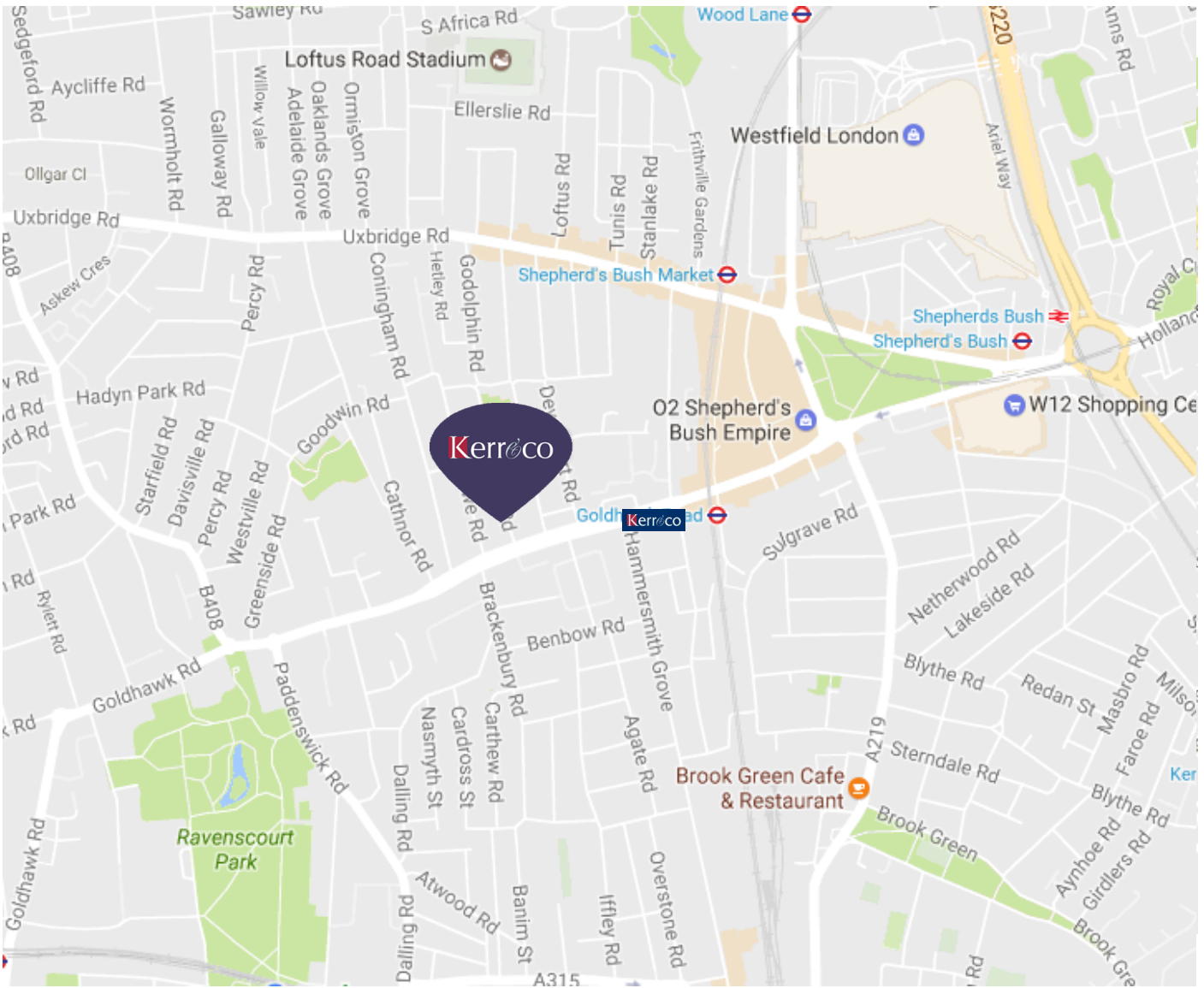
**ACCESS TO SHOPPING FACILITIES AND TRANSPORT LINKS**

**ALONG GOLDHAWK ROAD, SHEPHERD'S BUSH GREEN,**

**HAMMERSMITH BROADWAY AND WESTFIELD SHOPPING**

**COMPLEX.**



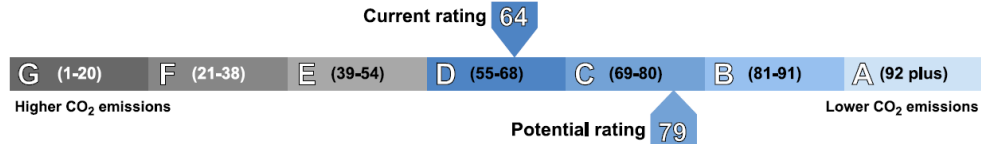


The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

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.



GODOLPHIN ROAD, LONDON W12 8JE  
 GROUND & LOWER FLOOR VICTORIAN MAISONETTE  
 APPROX. TOTAL INTERNAL AREA  
 1,658 SQ. FT. (154 SQ. M.)

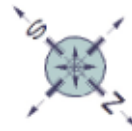
**Guide Price:** £1,100,000

**Tenure:** Freehold

**EPC Rating:** c69

**Parking:** Off street parking space

**Council Tax:** Band E



**Lower Ground Floor**



= Reduced headroom below 1.5 m / 5'0

**Ground Floor**

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.