

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

**Kerr**&co



## Fielding Road, London W4

**A well-presented two double bedroom Victorian terraced house with large approximately 50ft South facing garden.**

This lovely home has scope to extend into the loft and on the ground floor subject to planning permission and usual consents. The house comprises of reception room, kitchen/dining room, two double bedrooms, bathroom and large 50ft south facing garden. The house is situated on this sought after tree lined residential street in Chiswick, West of The Avenue, it is within easy access of transport links at Turnham Green Terrace and Chiswick High Road with numerous cafes, restaurants and lots of independent shops on the doorstep.

**Guide Price: £1,000,000 Freehold**

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## **Fielding Road, London W4 1DA**

Large approximately 50ft South facing garden.

Two double bedroom family home.

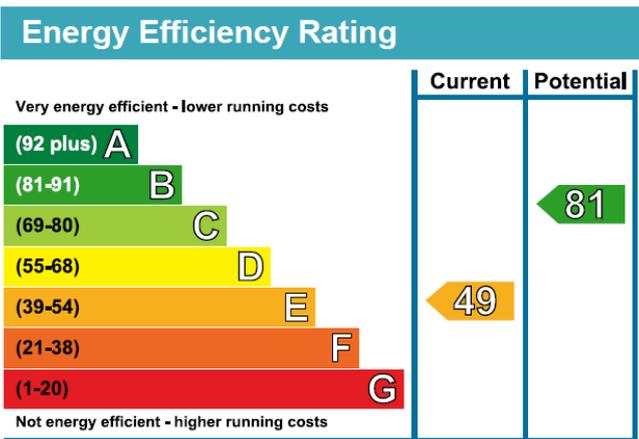
Scope to extend in the loft and on the ground floor subject to planning permission and consents.

Well-presented Victorian terraced house.

Lots of period features.

A sought after tree lined residential street West of The Avenue which has easy access to transport links and shopping facilities at Turnham Green Terrace and Chiswick High Road.





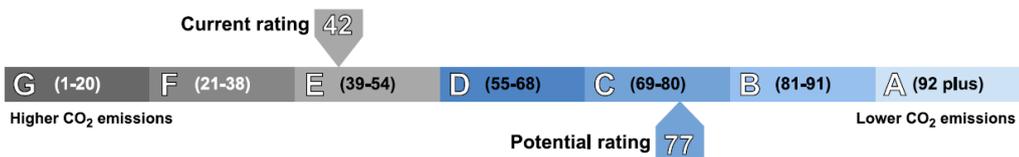
The graph shows the current energy efficiency of your home.

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.



# Fielding Road, London W4 1DA

Victorian terraced house

Approximate gross internal floor area **860 Sq. Ft. (79.9 Sq. M.)**

Guide Price: **£1,000,000**

Tenure: **Freehold**

EPC Rating: **E49**

Parking: **Residents parking permit**

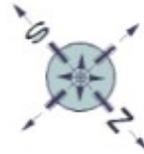
Council Tax: **Band F**



**Ground Floor**



**First Floor**



= Reduced headroom below 1.5 m / 5'0

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.

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