

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

Kerr&co



Gayford Road, London W12

A fabulous 4/5 bedroom, 4 bathroom townhouse with south facing roof terrace leading directly off the kitchen/breakfast room.

The house is currently arranged with a study/bedroom 5, utility room, family bathroom and 2 further double bedrooms (1 with an en suite shower room) on the ground floor, where there is also an inner patio area. The first floor comprises the reception room and kitchen/breakfast room with windows and a glass door to the south facing walled roof terrace. The top floor comprises 2 further suites of double bedrooms with fitted wardrobes and en suite contemporary shower rooms. The house has wood flooring throughout and is very well presented. The property is situated in the Wendell Park Area West of the ever popular Askew Road in the catchment area to some of the best State schools in West London, also a stone's throw away from Ravenscourt Park, numerous underground stations (Goldhawk Road, Shepherds Bush, Ravenscourt Park—giving access to 5 different lines.

Guide Price: £1,400,000 Freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com
www.kerrandco.com





Gayford Road, London W12 9BY

4/5 bedrooms

Family bathroom

Three en-suite shower rooms

Kitchen/breakfast room

Reception Room

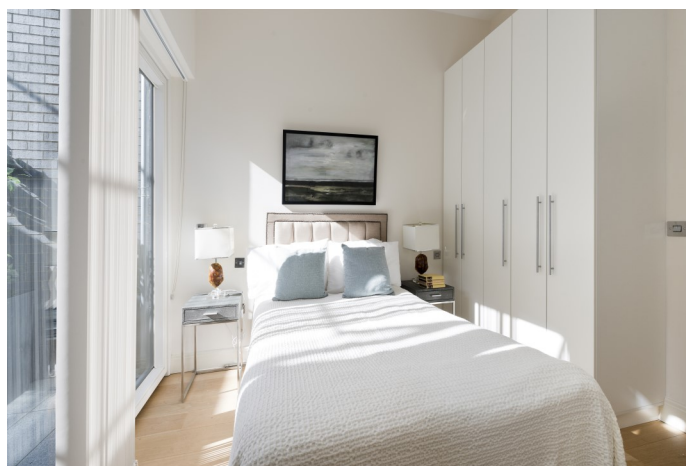
Study/bedroom 5

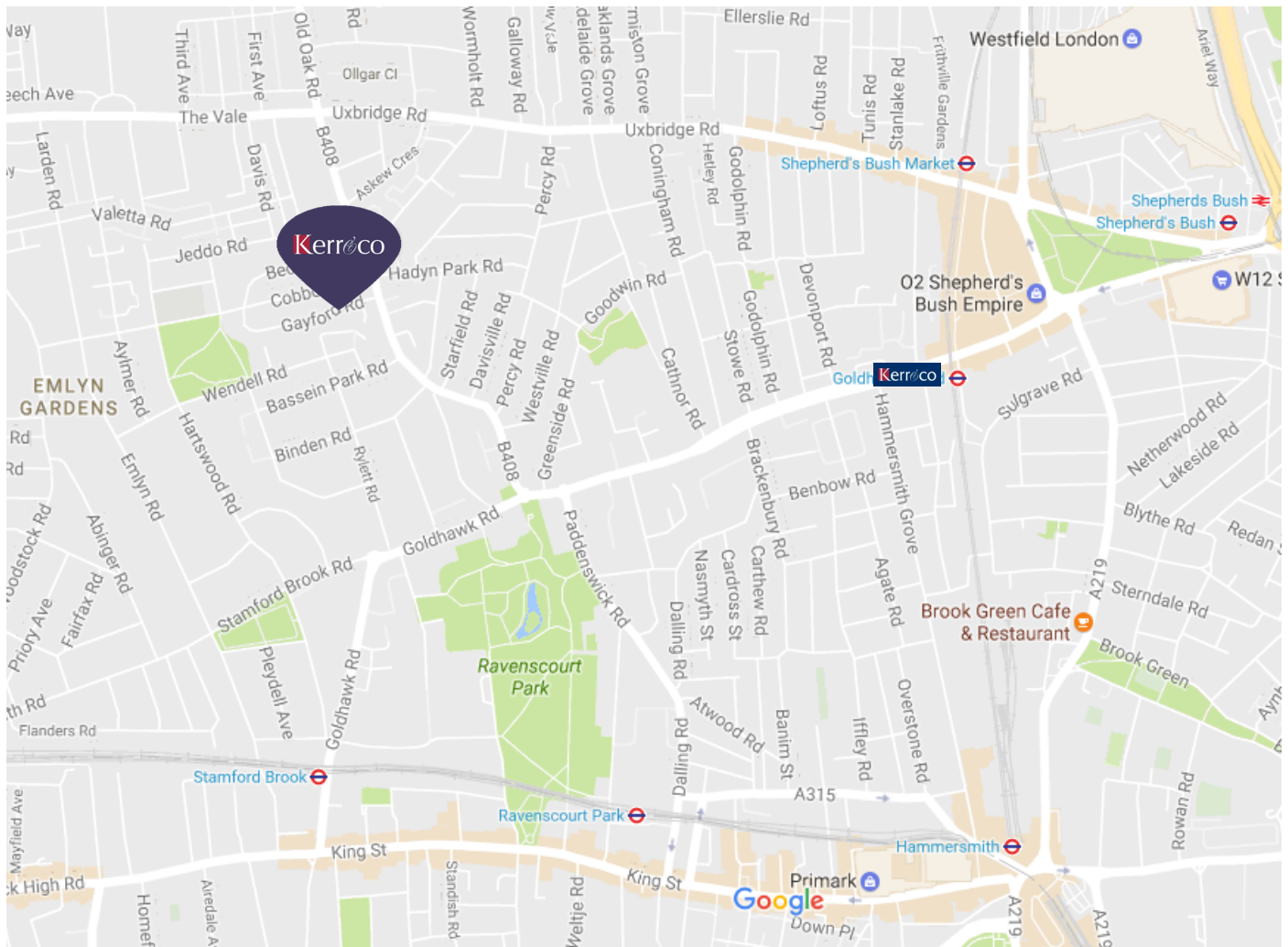
Three floors offering 1,916 sq ft

In Wendell Park Area close to Askew Road and a
broad variety of excellent state schools

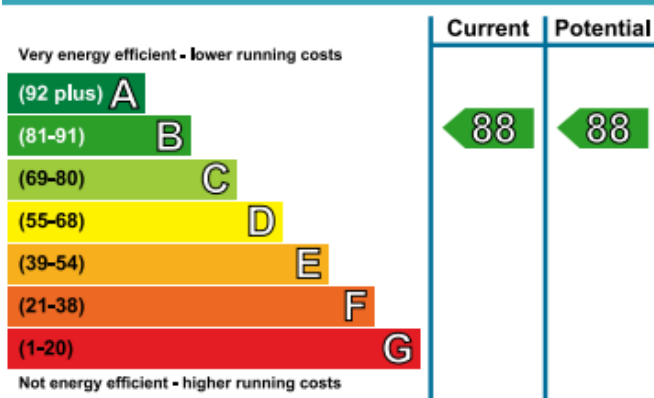
A stylish new build townhouse finished to a high
standard

South facing roof terrace





Energy Efficiency Rating



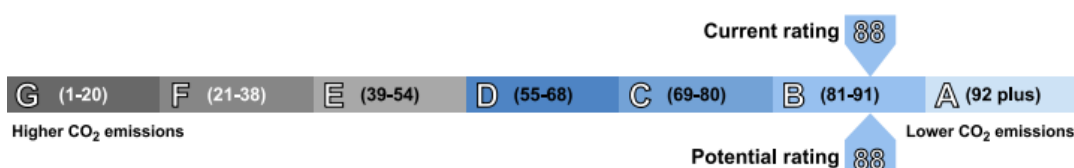
The graph shows the current energy efficiency of your home.

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.





Gayford Road, Shepherd's Bush W12 9BY

Three storey modern townhouse

Approx. gross internal floor area

1,916 SQ. FT. (178 SQ. M.)

Guide Price: **£1,400,000**

Tenure: **Freehold**

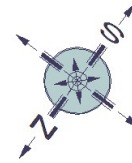
EPC Rating: B88


Parking: Residents Parking Permit

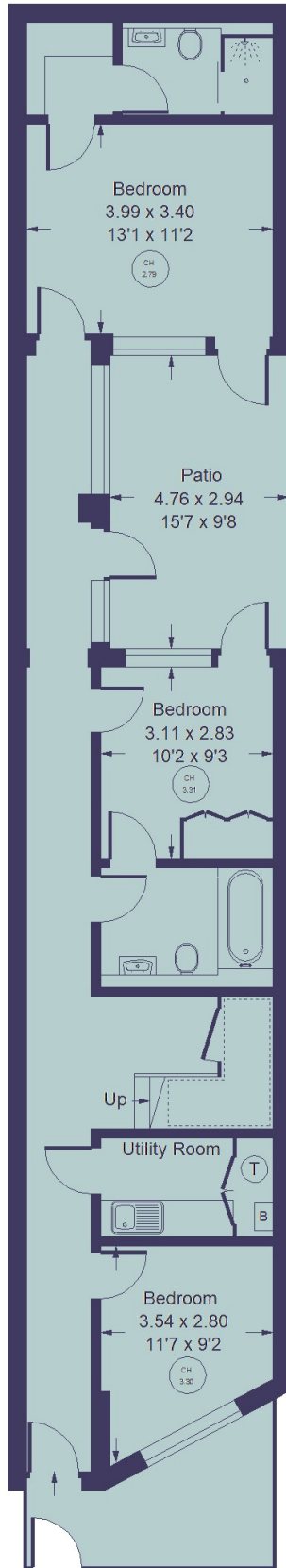
Council Tax Band: G

Gayford Road, W12

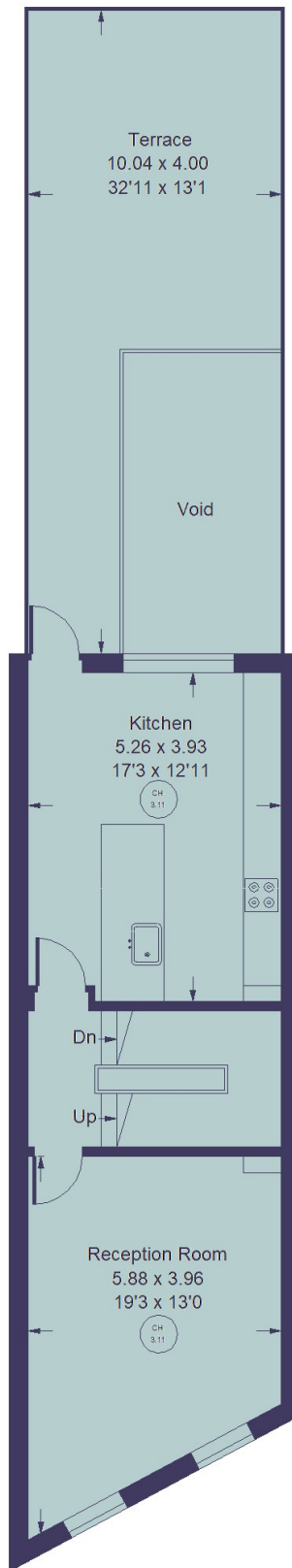
Approx. Gross Internal Area
178 sq m / 1916 sq ft



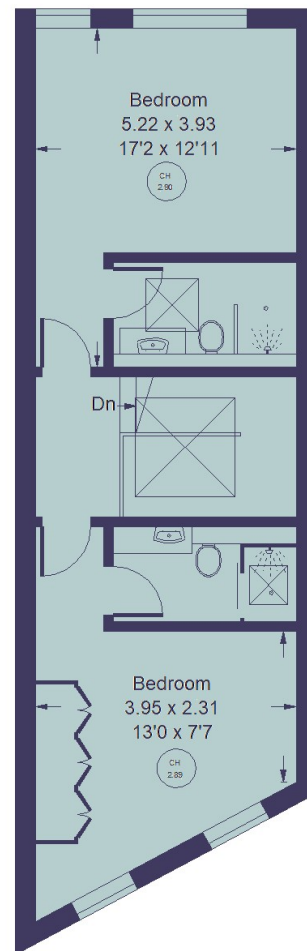
 = Reduced headroom
below 1.5 m / 5'0"



Ground Floor



First Floor



Second Floor

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.

Kerrco
77 Goldhawk Road
Shepherd's Bush
London W12 8EH
sales@kerrandco.com
020 8743 1166
www.kerrandco.com

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.