

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

Kerr&co



Findon Road, London W12 9PY

An exceptional, fully extended and modernised end of terrace family house offering approximately 3,212 sq. ft. of accommodation arranged over four floors and benefitting from a 40 ft south facing garden.

The house offers principal bedroom with a walk in wardrobe, five further double bedrooms, two large family bathrooms, a ground floor cloakroom, a large and bright double reception room interlinking to the kitchen / dining room which opens onto the private south facing garden. The house further benefits from bike storage accessible from the front garden as well as ample built in storage throughout, fully operational fireplaces within the double reception room, beautifully retained original Columbian pine flooring together with oak flooring throughout the upper floors and high quality Rehau triple glazed windows. The house is well placed for ease of access to the excellent local transport connections, shopping and leisure pursuits, enjoys an open countryside esc outlook with no neighbouring properties overlooking from either the front or rear and represents a rare opportunity to acquire one of the largest family houses Shepherd's Bush has to offer.

Offers in excess of: £2,150,000 Freehold

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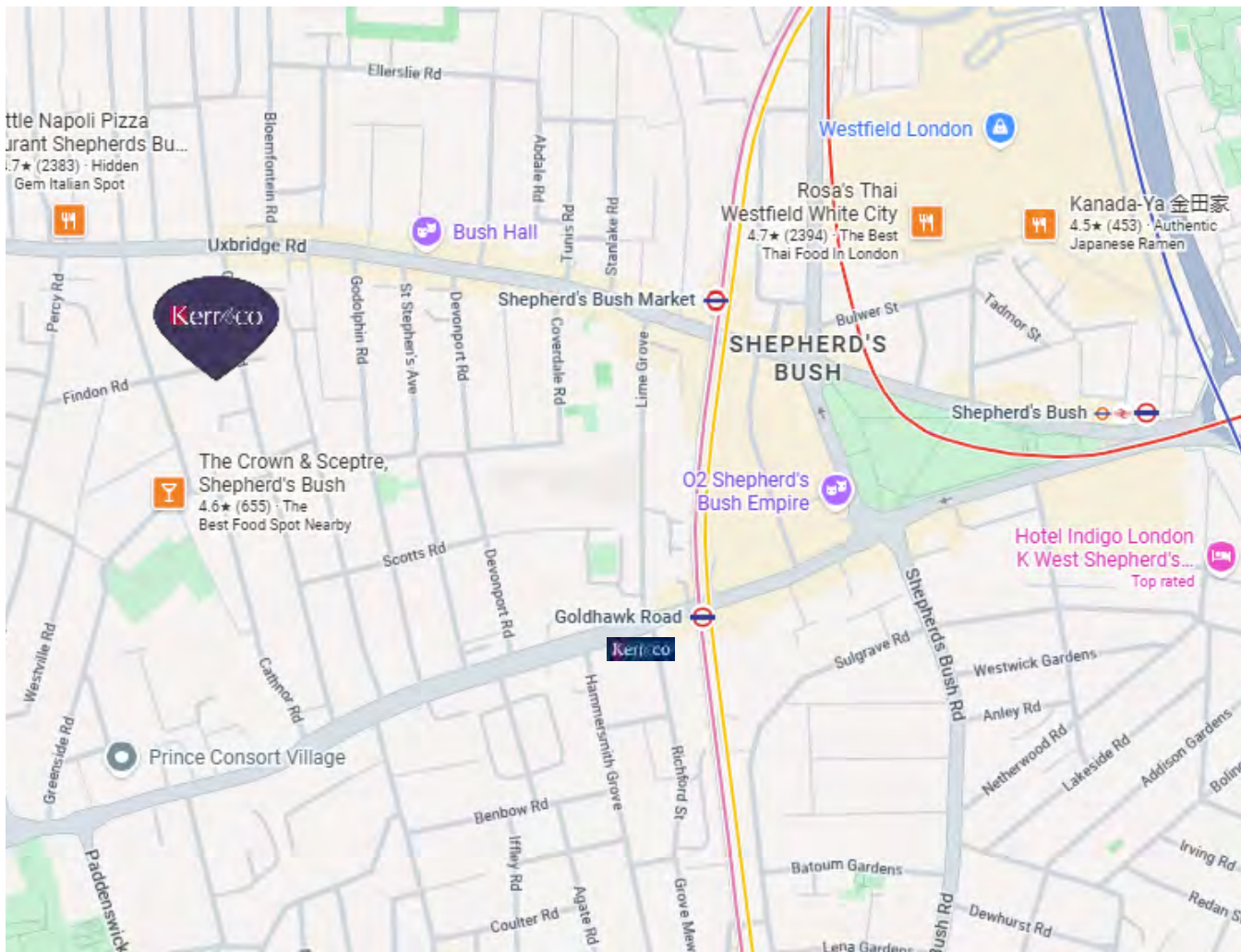


Findon Road, London W12 9PY

Sizable end of terrace family house.
Principal bedroom with walk in wardrobe, five further double bedrooms.
Two large family bathrooms and a ground floor W/C.
Double reception room interlinking to the kitchen / dining room.
40 ft private south facing garden.
Bike storage accessible from the front garden.
Located on a popular residential street for ease of access to the excellent local transport connections as well as the broad spectrum of local shopping and leisure pursuits.
No neighbouring properties overlooking from the front and back gardens.
Country side outlook to the rear.
A rare opportunity to own one of the largest houses Shepherd's Bush has to offer.
Rehau PVC high-quality triple glazed windows.
N.B. Some of these photos have been staged with CGI







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	75 C
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.

Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band F (£2,194.84 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Level access on ground floor and internal stairs connecting first, second and third floors
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood risk:	Available on request

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Offers in excess of: **£2,150,000**

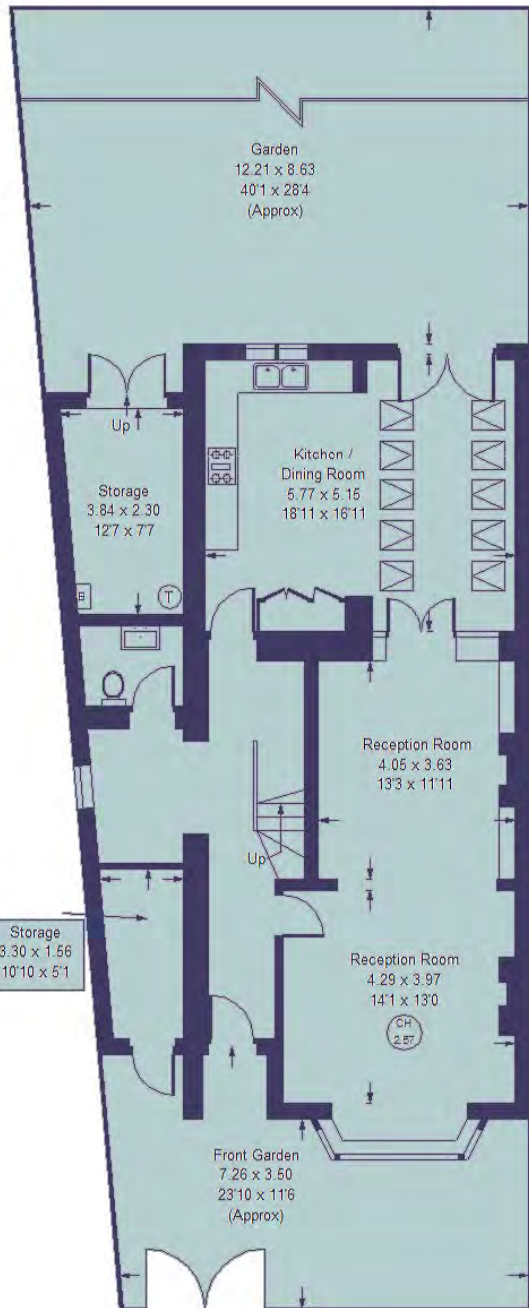
End of terrace four storey family home

Approximate gross internal floor area: **2,982 Sq. Ft. / 277 Sq. M.**

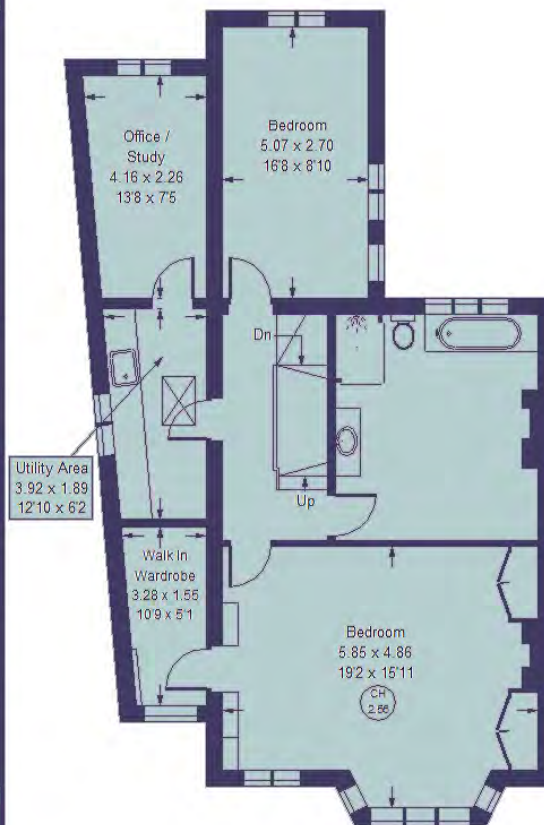
Eaves Storage: **85 Sq. Ft. / 7.9 Sq. M.**

Storages: **145 Sq. Ft. / 13.5 Sq. M.**

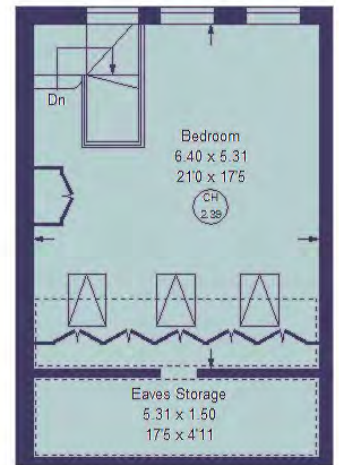
Total: **3,212 Sq. Ft. / 298.4 Sq. M.**



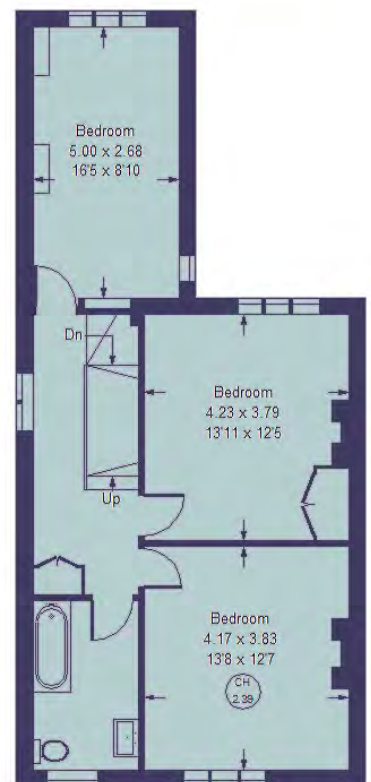
Ground Floor



First Floor



Third Floor



Second Floor

--- = Reduced headroom
below 1.5 m / 5'0

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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.