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

Kerr&co



Townhouse Mews, Godolphin Road W12

An impressive five bedroom freehold house offering 2,257 Sq. Ft. of beautifully presented accommodation, with a spectacular vaulted top-floor living space, private courtyard, balcony and a separate parking space.

Set within the former Townhouse recording studios, this distinctive home has a European-style layout, with the kitchen, dining and reception areas occupying the top floor. The generous 34'4 × 28'4 space opens through bi-fold doors to a balcony overlooking the courtyard below. An Arrital Cucine kitchen, fitted with Siemens and Bosch appliances, sits alongside generous dining and seating areas.

Entered via a gated courtyard off Godolphin Road, the raised ground floor provides a guest suite, a second double bedroom and a shower room. Below are the principal suite with fitted wardrobes and courtyard access, two further double bedrooms and a shower room. A second private patio adds further outdoor space.

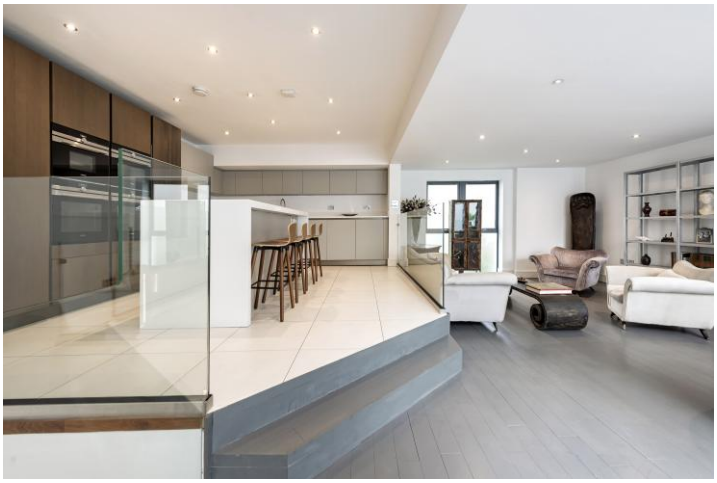
Asking Price: £1,499,950 - Freehold

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ARLA



Townhouse Mews, London W12 8FQ



Five double bedrooms across three floors.

2,257 Sq. Ft. (209.7 Sq. M.) of accommodation.

Large top-floor kitchen / dining / reception room measuring 34’4 × 28’4.

Arrital kitchen with composite worktops, Siemens and Bosch appliances.

Principal and guest bedroom suites.

Two further family shower rooms.

Bespoke wardrobes and a striking staircase.

Private courtyard, additional patio and balcony.

Gated entrance and communal seating area.

Separate car parking space.

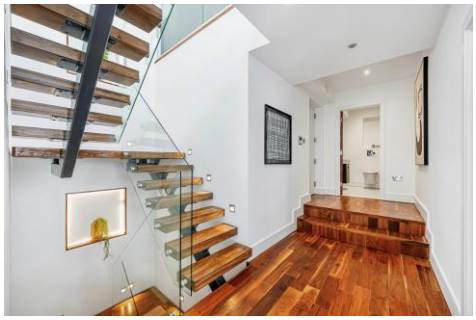
Former Townhouse recording studios.

Near Goldhawk Road station and Westfield.



















Description:

Entered through a secure gated courtyard off Godolphin Road, this distinctive five bedroom house is arranged over three floors around a central light well and private courtyard.

Top Floor:
An impressive vaulted kitchen, dining and reception space with a separate snug and bi-fold doors opening onto a balcony. The Arrital Cucine kitchen features composite worktops and Siemens and Bosch appliances.

Raised Ground Floor:
A guest bedroom with en suite, a further double bedroom and a family shower room.

Lower Ground Floor:
The principal bedroom benefits from an en suite bathroom, dressing area and courtyard access. Two further double bedrooms, a family bathroom and access to a separate private patio complete the accommodation.

Location:

Set within the former Townhouse Studios, founded by Richard Branson in 1978 and used by artists including Queen and Elton John. Local shops, cafés and restaurants along Goldhawk Road are close by, with Westfield London offering extensive shopping and leisure facilities. Nearby transport connections include Goldhawk Road, Shepherd's Bush and Hammersmith stations.

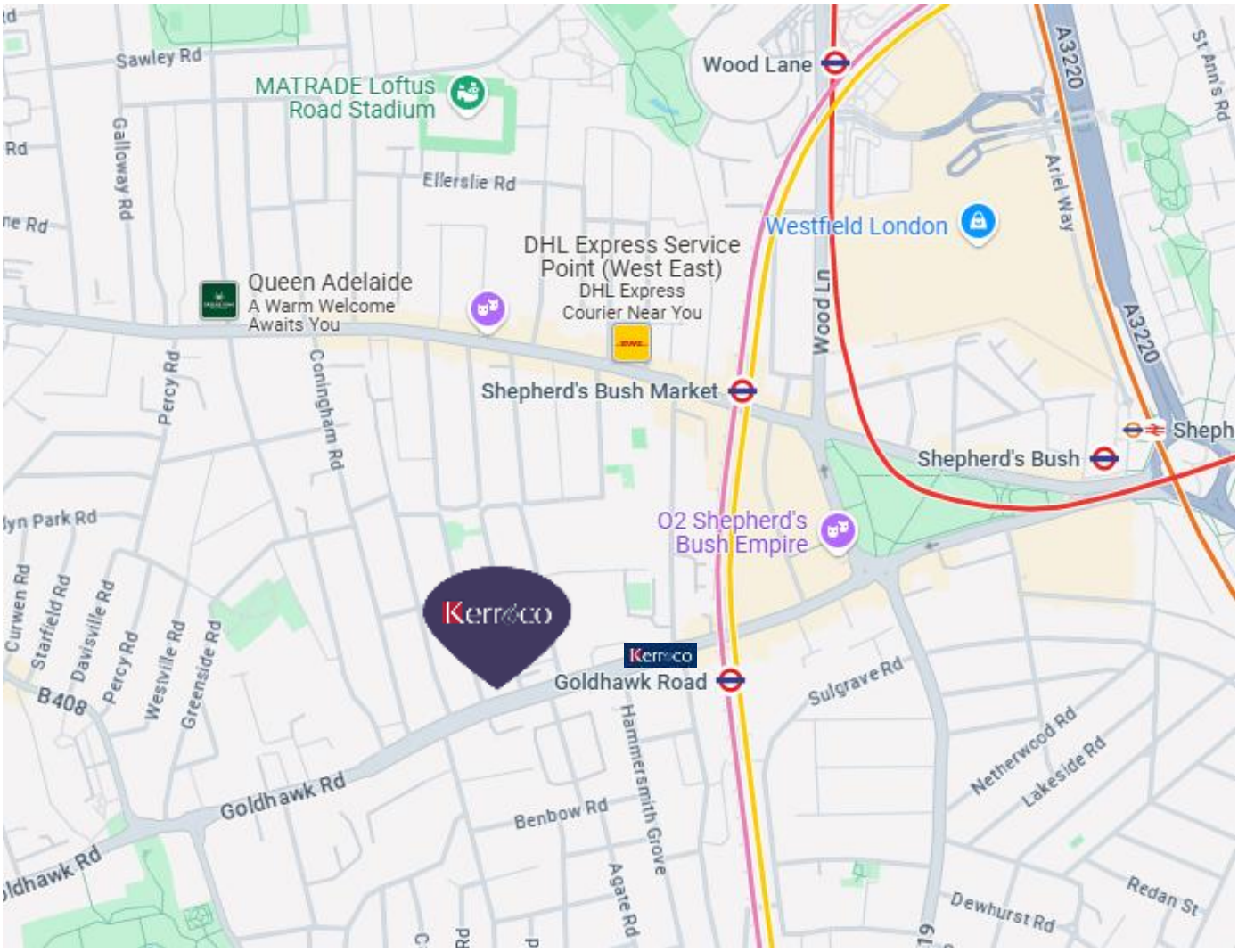
To View: Strictly by appointment with the Kerr And Co

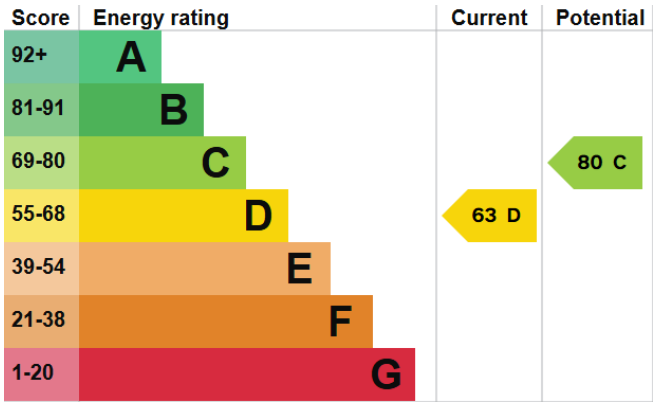


Asking Price: £1,499,950 Freehold









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.

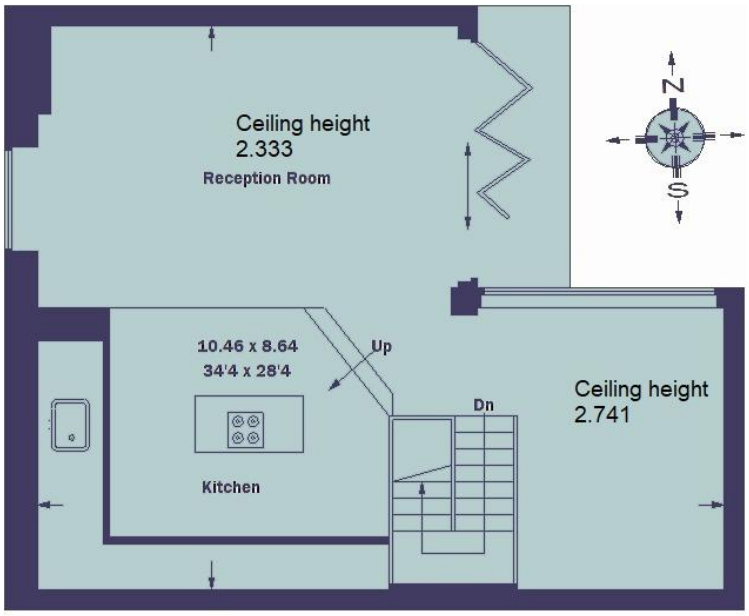
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band G (£2,532.52 for current financial year)
Parking:	Separate car parking space
Accessibility:	Internal stairs to all floors
Connected services / utilities:	Mains drainage and water, gas, electricity, telephone and broadband (fibre and cable) available locally
Heating:	Gas central heating via radiators
Estate / communal maintenance charges:	£150 pcm including a £75 contribution to a sinking fund
Flood risk:	Ask agent

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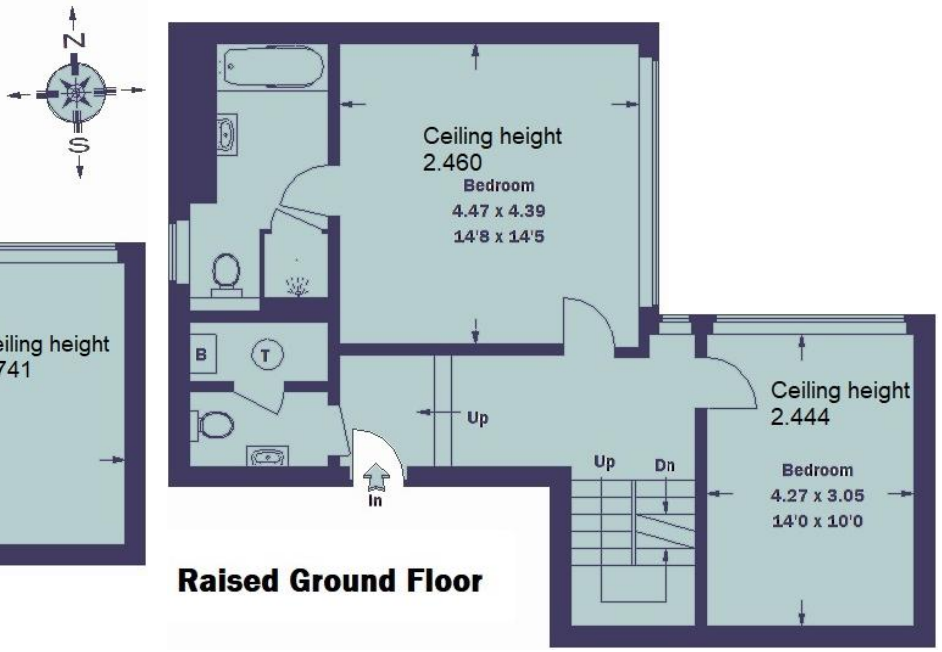
Asking Price: **£1,499,950**

Five bedroom house with large top-floor living accommodation

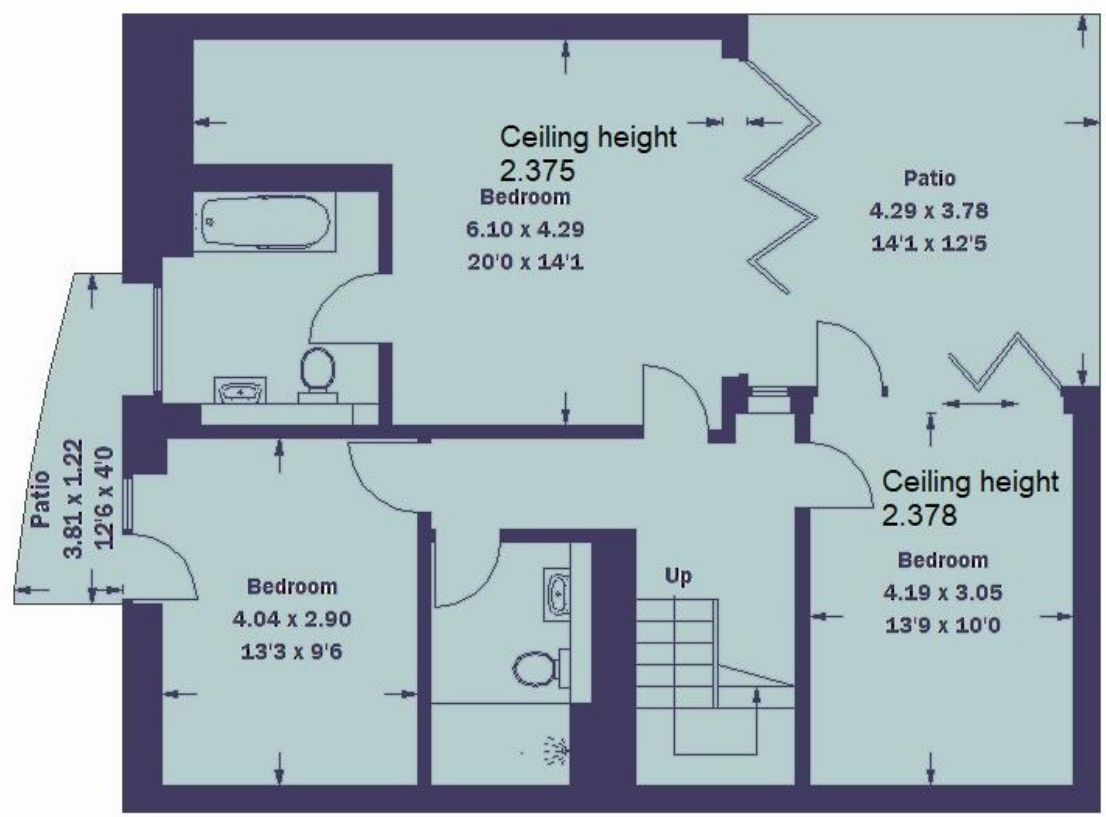
Approximate gross internal floor area: **2,257 Sq. Ft. / 209.7 Sq. M.**



First Floor



Raised Ground Floor



Lower Ground Floor

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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 or 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.