

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

Kerr&co



Melrose Gardens, London W6

A magnificent four-bedroom Victorian family home arranged naturally over three floors and recently finished to a remarkable standard. Situated in the heart of Brook Green, the property is ideally positioned for easy access to both Hammersmith and Shepherd's Bush, with their excellent transport links and wide range of shops, restaurants and leisure amenities. No expense has been spared on the fixtures and fittings, while the thoughtful design seamlessly blends contemporary living with original period charm.

Offering nearly 2,300 sq ft of beautifully arranged accommodation, the house features an impressive double reception room and an extended kitchen and dining room with a bespoke fitted kitchen. Bi-fold doors open directly onto a secluded 30 ft landscaped garden, creating an ideal space for entertaining. The ground floor also includes a WC and a cellar providing useful storage. The principal bedroom suite benefits from a luxurious en suite bathroom and a fitted wardrobe and dressing area. Three further bedrooms are complemented by two additional bathrooms with one of these being en suite, a utility room and a study. Finished to an exceptional standard throughout, this is an outstanding family home that must be viewed to be fully appreciated.

Asking Price: £2.5 million Freehold

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Melrose Gardens, London W6 7RW

An exceptionally finished natural three storey,
Victorian terraced house.

High quality fixtures and fittings throughout and
retaining lots of it's original period charms.
Interlinking living spaces (double reception room and
kitchen / dining room) leading on to the landscaped
30ft rear garden .

Principal bedroom with en suite bathroom and
bespoke wardrobes/dressing area.

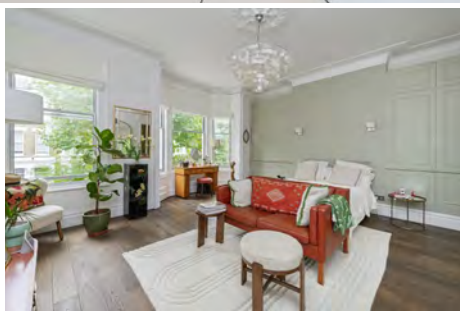
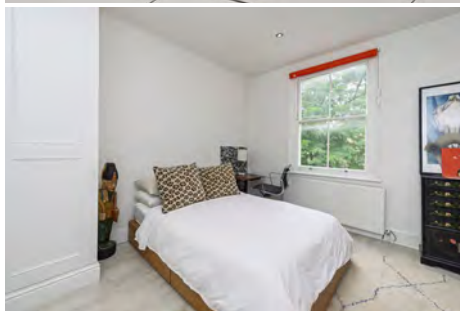
Additional two bathrooms and utility room.

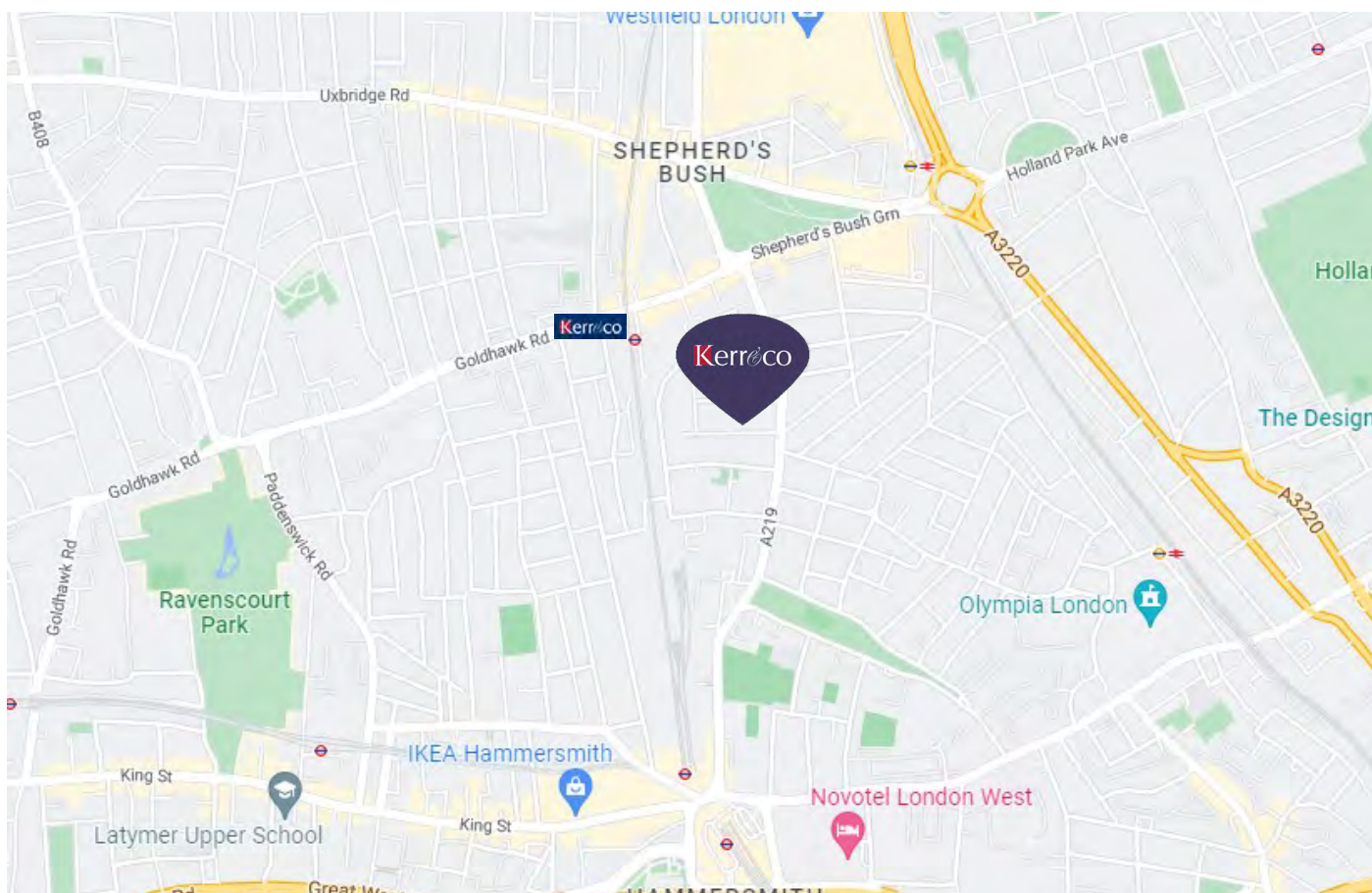
Four bedrooms and study.

Generously proportioned family bathroom.
One of the most sought after roads in Brook Green,
with Hammersmith and Shepherd's Bush Town
centres with their respective shopping, leisure and
transport hubs.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
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 G (£2419.03 for current financial year)

Parking:

Eligible for a L.B.H.F. residents parking permit

Accessibility:

Steps to front doors and internal stairs

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

Melrose Gardens, London W6 7RW

Exquisite Five Bedroom Victorian terraced house

Approximate gross internal floor area: **2,123 Sq. Ft. (197.2 Sq. M.)**

Cellar: **146 Sq. Ft. (13.6 Sq. M.)**

Total: **2,269 Sq. Ft. (210.8 Sq. M.)**

Asking Price: **£2.5m**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.

Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents