



## Godolphin Road, London, W12

£1,450,000 Freehold

A four bedroom, mid-terrace Victorian family house on this sought after street in Shepherd's Bush.

Double Reception Room | Kitchen | 4 Bedrooms | 2 Bathrooms | Garden | Cloakroom | 1779 Sq Ft / 165.3 Sq M | Council Tax Band G | EPC Rating Band C

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## LOCATION

Godolphin Road runs between Uxbridge Road and Goldhawk Road, ideal for the numerous amenities on offer in Shepherd's Bush, as well as those in Brackenbury Village. The nearest Underground stations are Goldhawk Road, Shepherd's Bush Market and Shepherd's Bush, where both Central Line and London Overground services are on offer. The Ofsted outstanding rated St Stephen's CofE Primary School is just moments away, whilst a variety of other highly regarded schools in both state and private sectors are also close by.

## DESCRIPTION

Extended both into the loft space and side return, the accommodation comprises entrance hall, cloakroom, double reception room with bay window, two fireplaces, bespoke storage and oak flooring; the extended kitchen/dining room offers good natural light and double doors leading to the garden. The first floor offers three double bedrooms and bathroom, with the converted loft offers a further double bedroom bathroom.







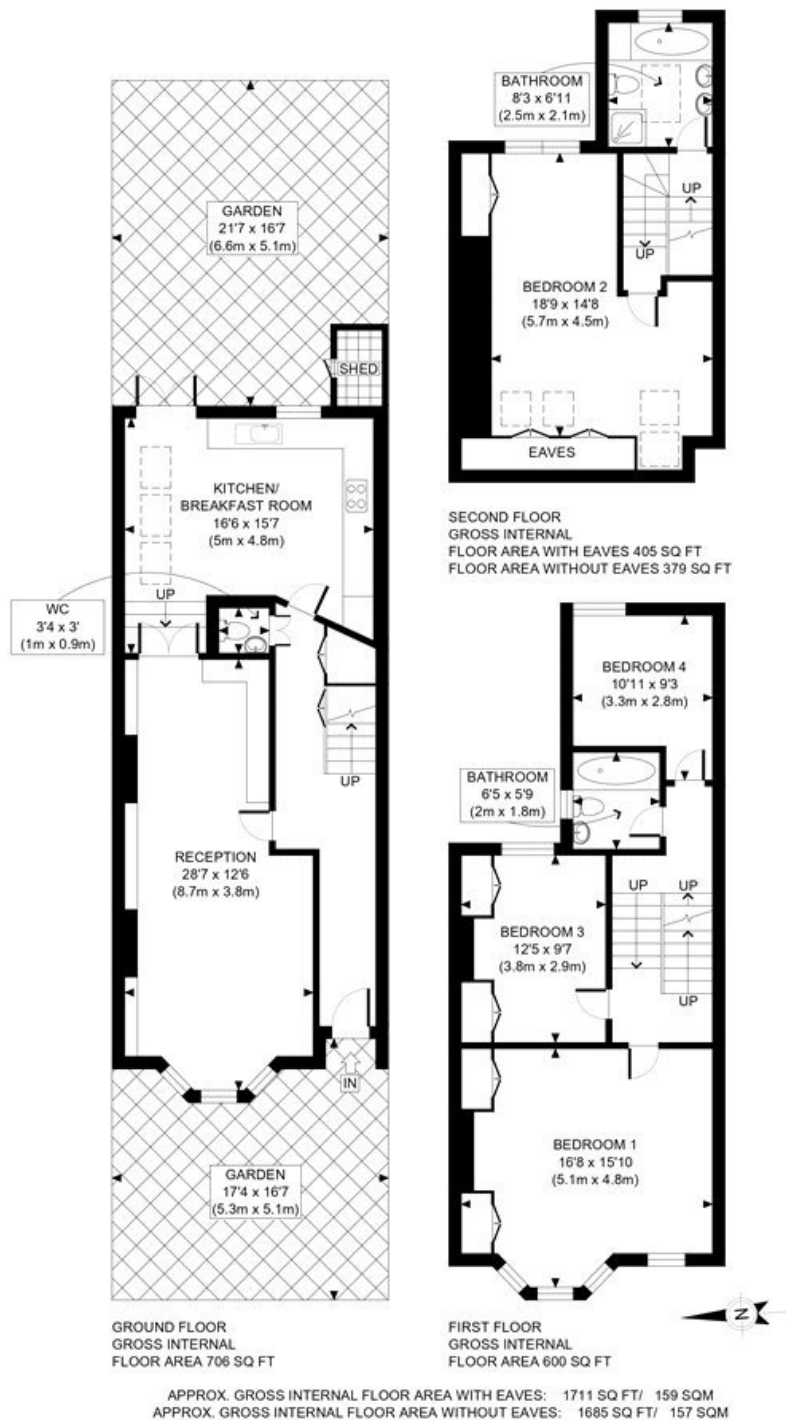
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Freehold.

**PRICE:** £1,450,000 Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**PROPERTY PHOTO PLANS**  
THE STEP AHEAD FOR PROPERTY MARKETING

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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