

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

Kerr & Co



Ormiston Grove, London W12

A spectacular, four/five bedroom family house offering circa 2,700 sq. ft. of immaculate accommodation along with a 76' (23.45 m) landscaped rear garden.

This exquisite, interior designed, house offers intelligently arranged and well balanced accommodation and has been finished to exacting standards throughout. This immaculate house has been tastefully extended, including a basement conversion with excellent ceiling height and a full loft conversion with a pod over the rear addition. The generous accommodation is arranged over four floors and comprises, a dual aspect reception room, a spacious kitchen/dining room leading on to the mature and well planted rear garden, a family room / additional reception room / bedroom in the basement along with a shower room and excellent built in storage, a spacious principal bedroom with en suite bathroom occupying the entire first floor, a further four double bedrooms (one being en suite), a family bathroom and a shower room. Located within easy reach of a number of excellent local state and private schools, as well as the extensive shopping and leisure pursuits within Westfield London, including John Lewis and Soho House. With excellent transport links within walking distance including Shepherd's Bush Market and Shepherd's Bush underground stations (Hammersmith & City, Circle, Central and Mildmay lines). We would strongly recommend viewing as soon as possible to avoid missing out on this impressive family home.

Guide price: £2,000,000 - Freehold

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Ormiston Grove, London W12 0JR

An exceptional family home which has been tastefully extended and offers 2,736 sq. ft. along with an impressive 76' rear garden.

Two floors of living space including a 26' x 15' kitchen / dining room leading on to the rear garden.

Double reception room with ornate original ceilings and feature fire places adding focal points.

Additional reception room / family room in the fully converted basement.

Impressive principal bedroom suite occupying the entire first floor.

Second large bedroom with en suite shower room in the converted loft.

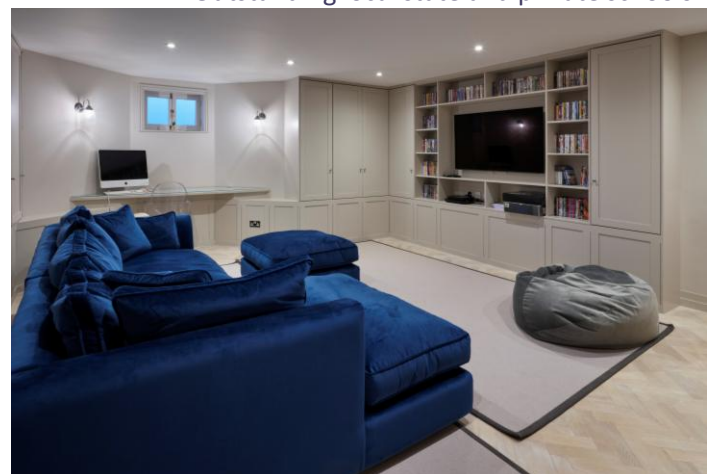
Three further double bedrooms.

Family bathroom and two shower rooms.

Interior designed terraced Victorian house.

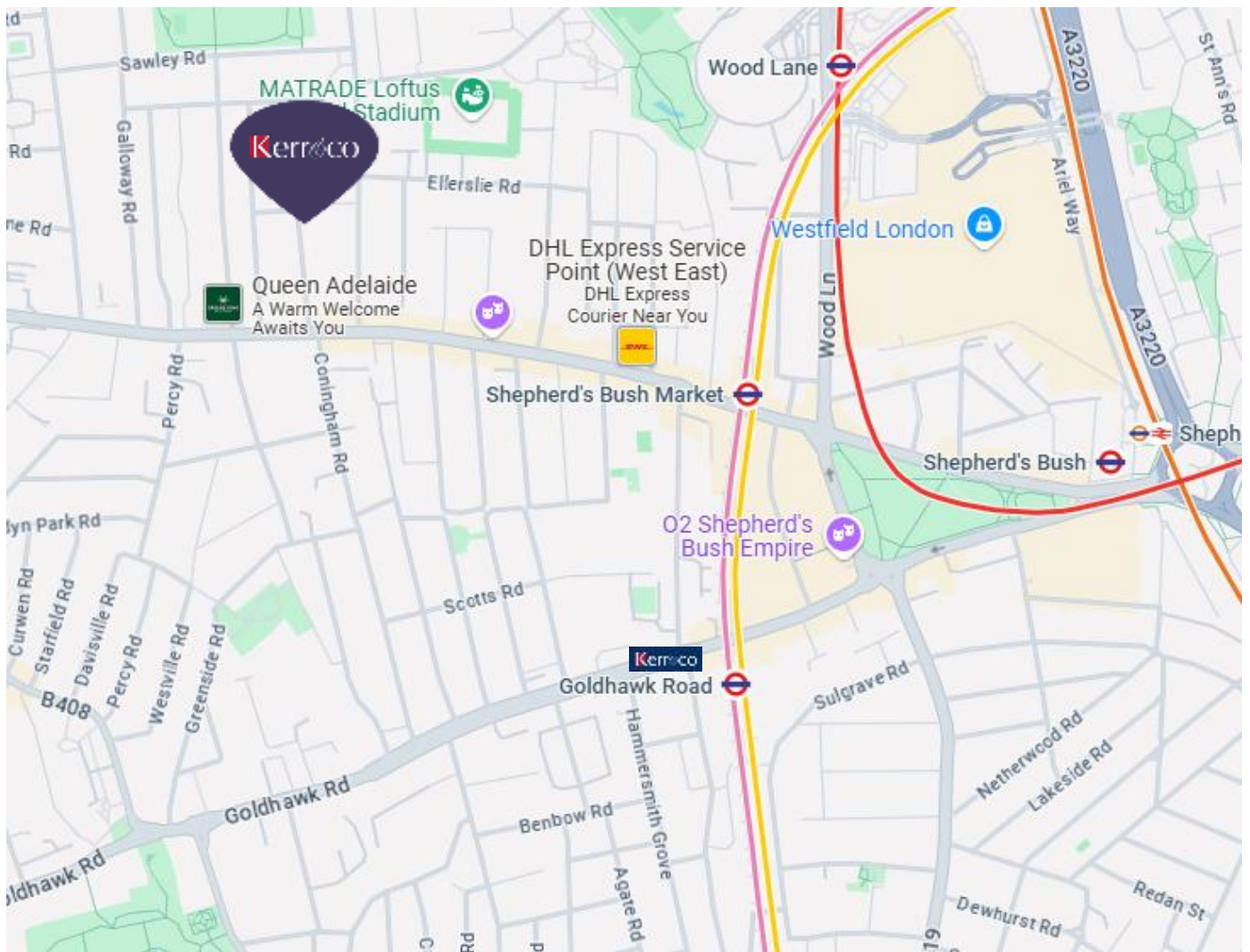
Intelligently laid out and well balanced accommodation over four floors with excellent bespoke storage throughout.

Outstanding local state and private schools.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 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 (£2,419.03 for current financial year)

Parking:

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

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 and electric under floor heating to bathrooms

Flood risk:

Ask agent

Ormiston Grove, W12 0JR

Guide Price: £2,000,000

Five bedroom Victorian family home

Approximate gross internal floor area: **2,736 Sq. Ft. (254.2 Sq. M.)** Including eaves but excluding shed



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.

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