

# FLETCHERS

ESTATE AGENTS



## Goldhawk Road, W12

£1,200,000

A wonderful, split-level, three bedroom property within this tasteful development offering over 1300sqft (127sqmts) worth of living space, excellently renovated throughout to offer modern family living.

Entering on the ground floor through a private entrance you have a wide corridor with a guest bathroom and storage before entering a spacious and bright open plan kitchen/reception room. The kitchen is complete with plenty of cabinets, worktop space, fitted appliances and wooden flooring through this floor. On the lower ground floor you will find three double bedrooms with the primary boasting an en-suite and access out to a private courtyard. A spacious and modern family bathroom also serves this floor.

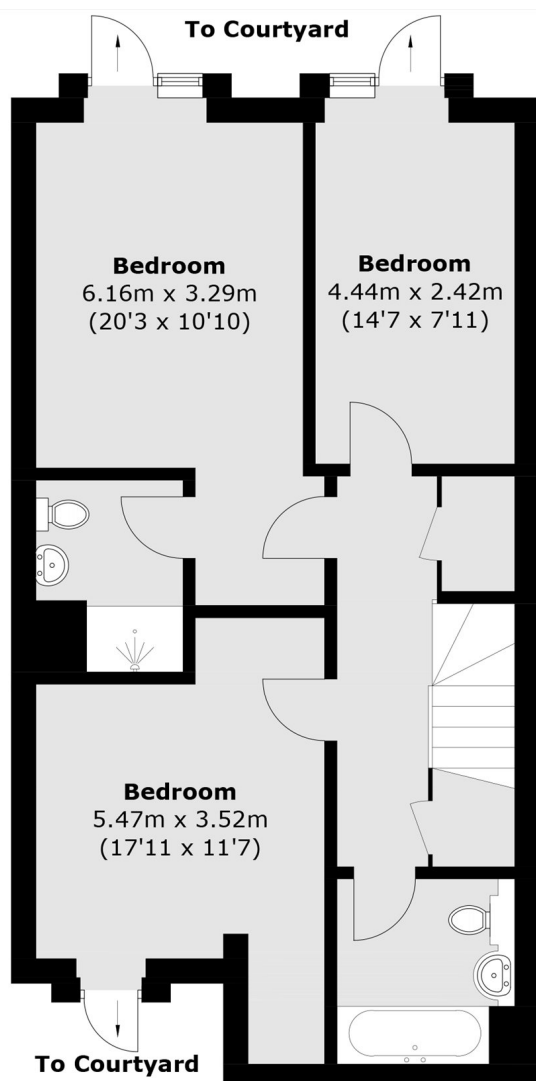
This exceptional and incredibly well-presented home is offered to the market with a with a long lease and no onward chain.

Goldhawk Road is a popular road on the borders of Hammersmith and moments from the hustle and bustle of Shepherd's Bush. The property is under a mile from the popular Westfield Shopping Centre and an array of independent coffee shops, restaurants and bars are on your doorstep on Goldhawk Road. Goldhawk Road Underground is less than 100m away, Shepherds Bush Underground and Overground, and Hammersmith Station are under a mile away offering excellent connections in and out of the city.

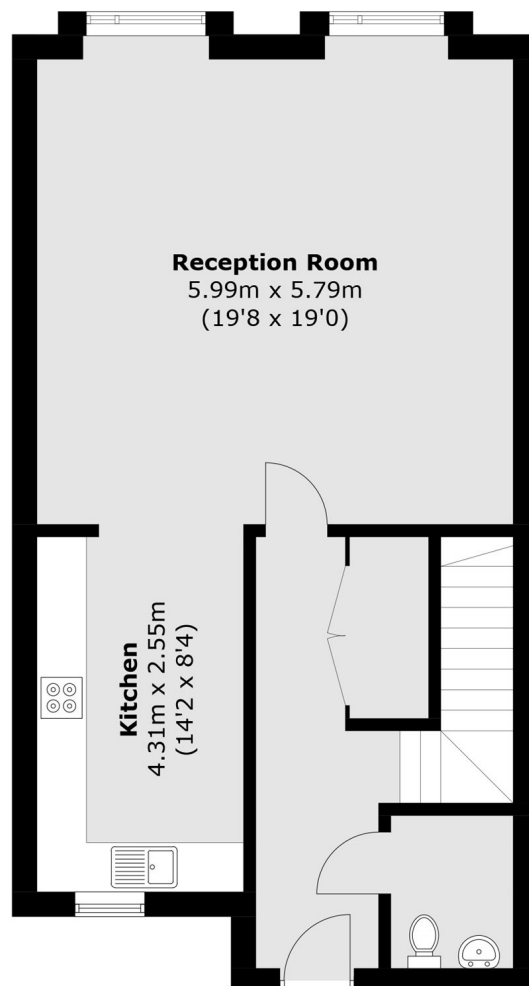
• Three Double bedrooms • Private Courtyard • Long Lease • Split-Level • Private Entrance • Open Plan Kitchen/Reception •

# FLETCHERS

ESTATE AGENTS



**Lower Ground Floor**



**Ground Floor**

Total area (approx.): 127.3 sq. m (1,370.2 sq. ft)

Fletchers Brook Green Sales  
144 Shepherds Bush Road, Hammersmith, London, W6 7PB  
020 7603 1415  
[brookgreensales@fletcherestates.com](mailto:brookgreensales@fletcherestates.com)

Energy Rating: B. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.