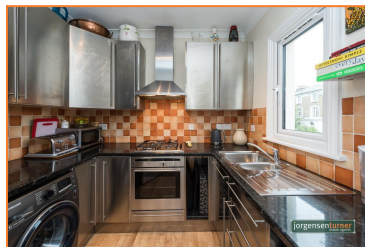


**Godolphin Road, Shepherds Bush, London, W12**

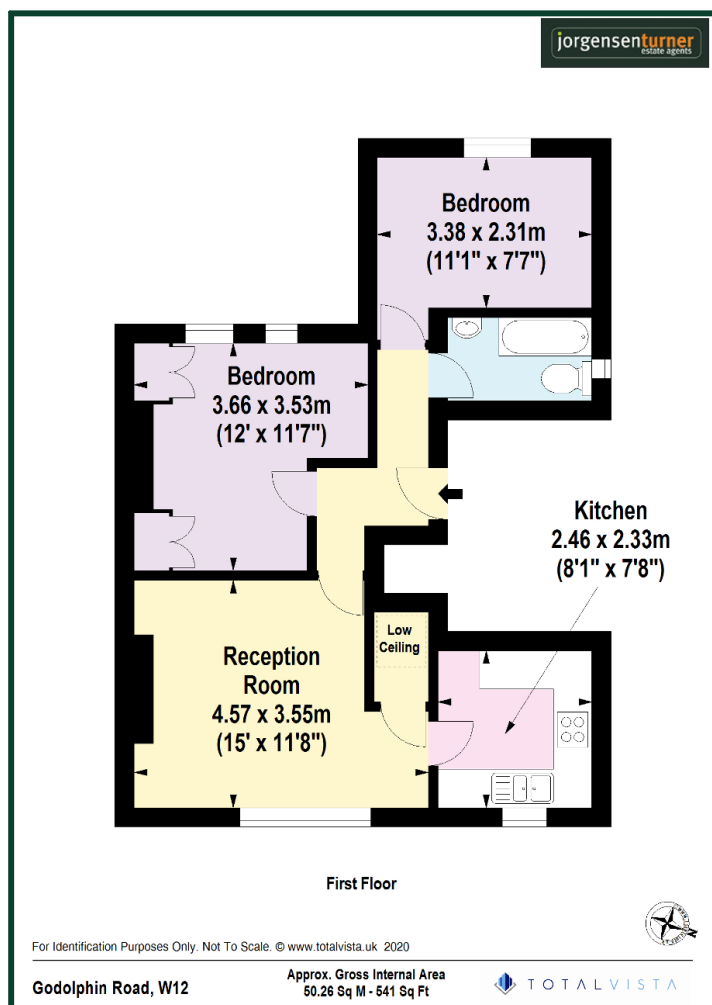


**Offers in Excess of £450,000 Leasehold**

- FIRST FLOOR FLAT
- QUIET RESIDENTIAL ROAD
- APPROX 541 SQFT
- CENTRAL SHEPHERD'S BUSH LOCATION
- TWO DOUBLE BEDROOMS
- OFFERED IN GOOD ORDER THROUGHOUT
- CLOSE TO THE WESTFIELD CENTRE
- HAMMERSMITH AND CITY LINE TUBE

Godolphin Road is a quiet residential area located between the Goldhawk and Uxbridge Roads thus offering ultra convenience for all the amenities in Hammersmith, Brackenbury Village and Shepherds Bush. The Westfield shopping centre is also only a short walk away offering an abundance of retail stores. Transport wise the area is serviced superbly with the Hammersmith and City tubes at Goldhawk Road and Shepherds Bush Market plus the Central line at Shepherds Bush. For recreational use the lovely open spaces of Ravenscourt Park are only a short walk away from the property.

# Godolphin Road, Shepherds Bush, London, W12



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		63	79
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		59	82
EU Directive 2002/91/EC			

**Viewing:** For further information or to arrange a viewing please call us on the numbers below.

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

Shepherds Bush & Hammersmith Office

020 8740 8740

Queens Park & West Hampstead Office

020 7604 4040

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