



Beautifully presented Victorian family home with excellent opportunity to extend.

Wormholt Road, Shepherd's Bush, London, W12

Freehold

savills



Approximately 0.9 Miles from White City Tube Station  
• wonderful 4-bedroom family home • exceptional and extensive approximate 117 ft garden • abundance of period charm and features • current Hammersmith & Fulham planning rules allowing fantastic opportunity to extend at side, rear and loft under "Permitted Developments"

#### Local Information

Shepherd's Bush is in West London, in the London Borough of Hammersmith & Fulham, situated approximately 4.9 m (7.9 km) west of Charing Cross. The property is conveniently located approximately 0.9 m from White City Station on the Central Line, 5 minutes away by local bus services which run every 5-10 minutes. Further nearby stations include Shepherds Bush Central Line and Overground (approximately 1.1 m), Shepherd's Bush Market (approximately 0.8 m) and Wood Lane (approximately 1 m), both which service the Circle and Hammersmith & City Lines. Nearby shopping includes Westfields White City and Shepherds Bush Market, a traditional open-air market. There are many varied restaurants, bars and pubs within a 10-20 minute walk of the property, including the refurbished Television Centre.

#### About this property

A beautifully presented four-bedroomed Arts & Crafts style family home with an exceptional 117ft mature garden. On entry it is evident that this elegant home has been lovingly restored and maintained and the property boasts a wealth of period features and charm.

The Edwardian theme begins in the entrance hall with the handmade stained glass feature on the front door, bespoke mouldings and wooden panelling. The ground floor presents a generous double reception room with original fireplaces and wooden floors. The kitchen to the rear has been renovated and offers a great family dining area leading onto a patio and an exceptional and extensive

garden. The planting is well established and the garden provides a wonderfully secluded entertaining space. A cloakroom is situated on the ground floor and stairs lead down to a large cellar offering excellent storage.

The first floor of the property offers three well-proportioned double bedrooms, a further single bedroom and a family bathroom featuring a free-standing roll-top bath and a spacious walk-in shower. The house has been meticulously renovated throughout by the current owners and the plumbing, pipework and electrical work have been renewed and maintained to a high specification and are in place to service future extensions.

This handsome property further offers the potential and opportunity to extend both at ground level with a side return and rear extension, and into the loft, as Permitted Developments under current Hammersmith & Fulham planning rules.

**Tenure**  
Freehold

**Local Authority**  
Hammersmith and Fulham L

**Energy Performance**  
EPC rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shepherds Bush & Brook Green Office.

Telephone: +44 (0) 203 618 3777.



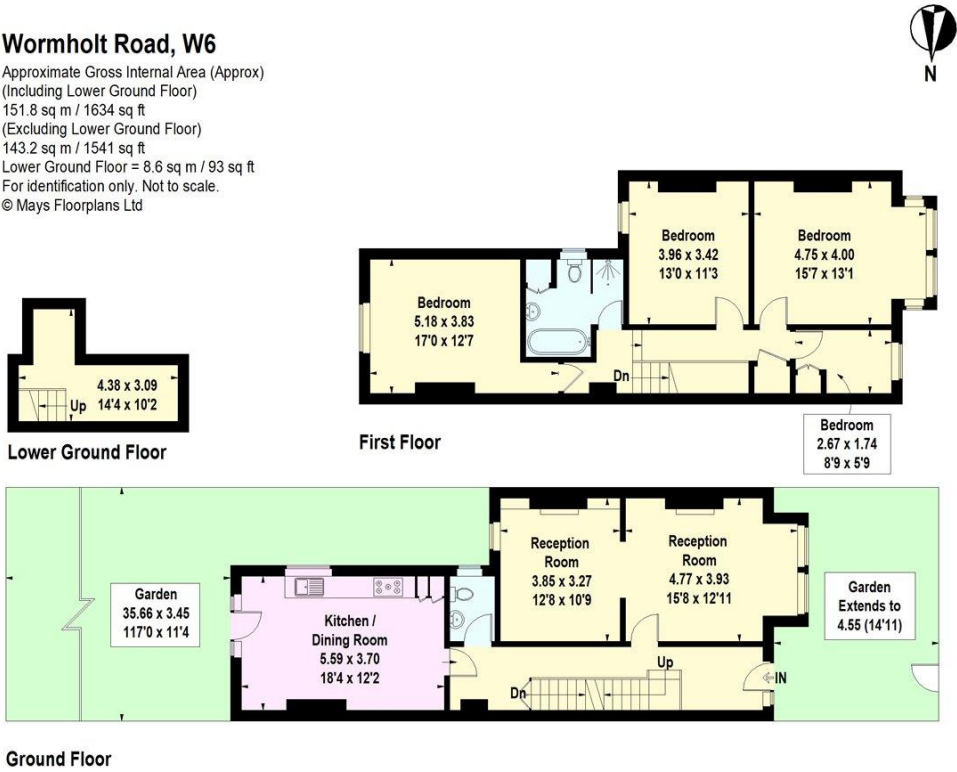







Wormholt Road, Shepherd's Bush, London, W12  
Gross Internal Area 1,541 sq ft, 143.2 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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