



## Goldsmith Road, W3

This stunning three-bedroom, three-bathroom family home has been thoughtfully extended to offer a spacious and modern living experience.

As you step inside, you are greeted by a warm and inviting reception room.

The heart of the home is the stunning open-plan kitchen and dining area, created through a carefully designed extension. This beautifully bright and airy space is ideal for family gatherings and entertaining, featuring high-end appliances, sleek countertops, and ample room for both cooking and dining.

- Three bedrooms
- Three bathrooms
- Separate reception room
- Modern open plan kitchen/dining area
- Heart of Poets Corner
- Excellent transport links (Elizabeth Line and London Overground, Mildmay line)
- Great choice of schools
- Array of amenities nearby

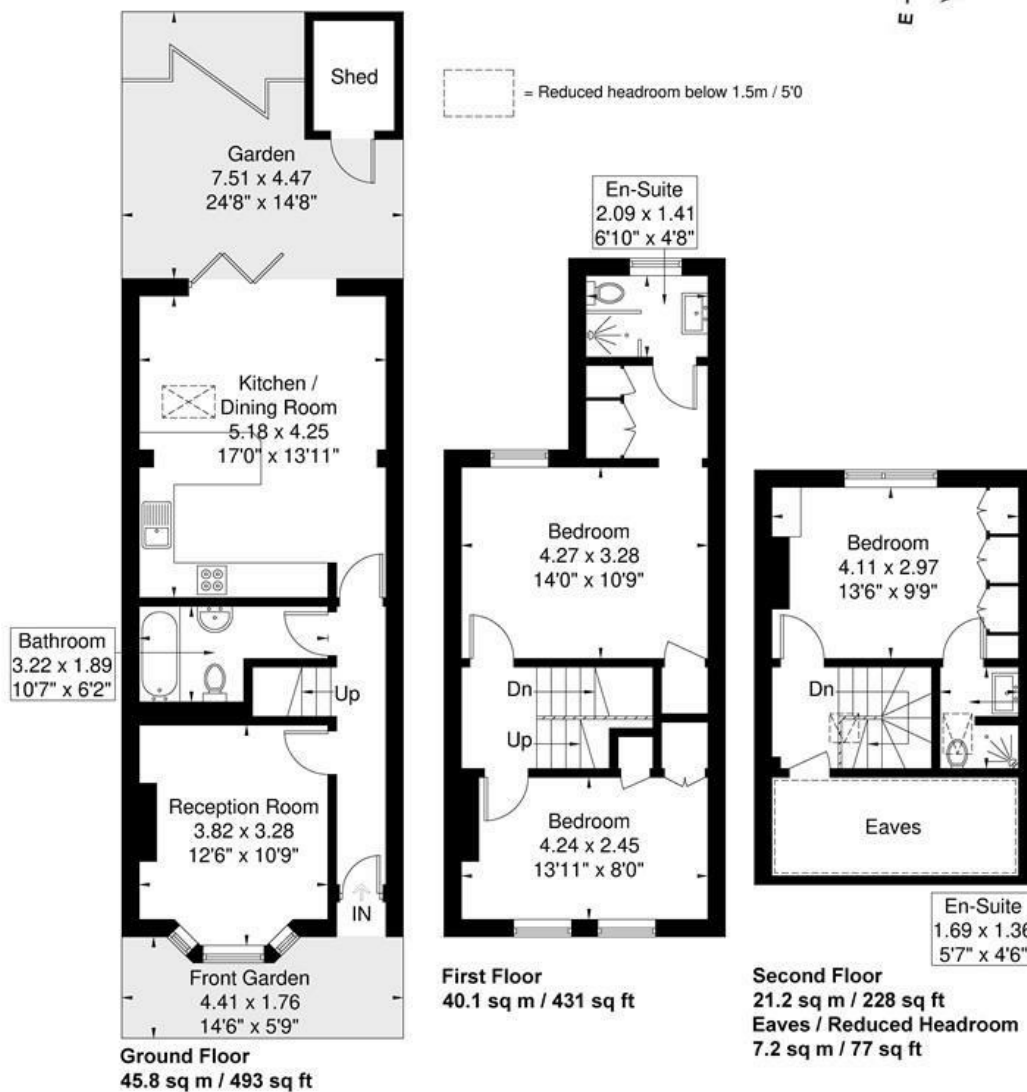
£1,085,000

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Approximate Gross Internal Area = 107.1 sq m / 1152 sq ft

Eaves / Reduced Headroom = 7.2 sq m / 77 sq ft

Total = 114.3 sq m / 1229 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>	74	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	