

Cox House, Field Road

Hammersmith, London, W6

 LAWSONRUTTER





Cox House

Hammersmith, London, W6

Price Guide: £435,000

A fantastic two double bedroom split-level purpose-built apartment with a private south facing rear garden located within a 5 – 6 minute walk to Barons Court underground station. Measuring 764 sq. ft. the flat benefits on the ground floor from its' own private entrance, a stylish kitchen with all built in appliances and a light and airy reception room leading out onto a lawned and decked south facing garden. The first-floor benefits from two generous bedrooms and a lovely white bathroom suite with separate WC. Cox House is in an amazing location, just a stone's throw from Queens Club and a short walk to the main high street of Fulham Palace Road where you have an abundance of convenience stores and restaurants, which include, Waitrose, Pret a Manger, The Crabtree, The Pear Tree and Sainsburys. This would suit any first-time buyer looking for good proportions or a buy to let investor. Offered chain free.

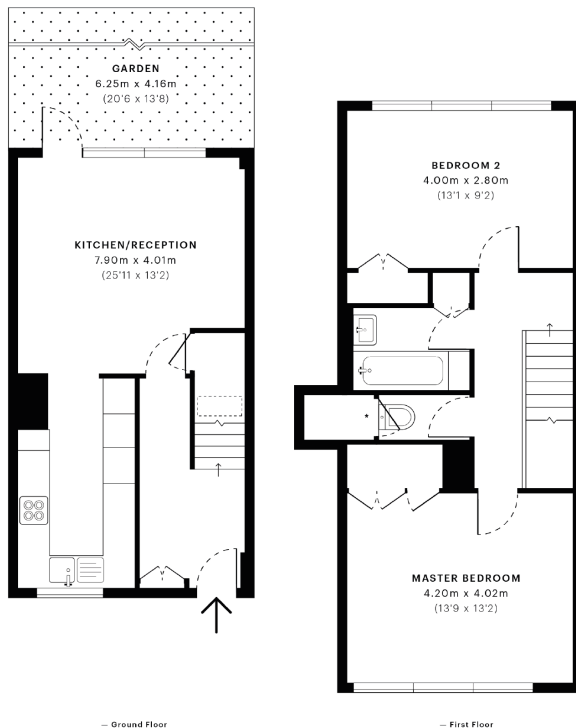


Field Road, W6

CAPTURE DATE
29/01/2020

LASER SCAN POINTS
32,498,682

GROSS INTERNAL AREA
71.0 Sqm / 764.5 Sqft



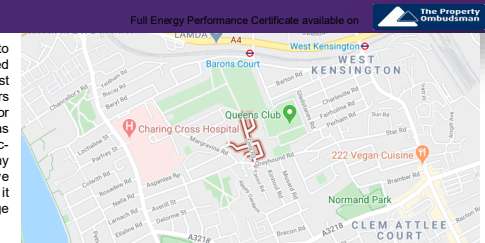
Fantastic two double bedroom split-level apartment in purpose built block
 Popular location | Light & airy reception room | Stylish Kitchen | Bathroom
 Private south facing garden | Stones throw to Queens Club | No onward chain
 Close to transport & amenities | 764 Sq. Ft. (71.0 Sq. M.) Leasehold

All viewings by appointment through our **Hammersmith Office**:

T: 020 7385 7000
 E: hammersmith@lawsonrutter.com

192 Fulham Palace Road, London W6 9PA

In accordance with the Property Misdescription Act 1991, we wish to emphasise that the information given in these particulars is intended to help you decide whether you wish to view this property. Whilst every care is taken to ensure the accuracy of these particulars please note that all measurements are approximate and we are, for the accuracy of other information, reliant on what the seller has provided. We strongly recommend that you rely on your own inspections and those of your advisors to establish the details of any aspects which are of particular importance. Please note that we have not undertaken any survey of the property or the appliances within it and the buyer must rely on their own investigations prior to exchange of contracts.



GROSS INTERNAL AREA (GIA) The footprint of the property. 71.0 Sqm / 764.5 Sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes walls/rooms, restricted travel 65.5 Sqm / 705.3 Sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.0 Sqm / 0.0 Sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.3 Sqm / 3.5 Sqft
--	---	--	---

spec
 RICS
 Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.
 * Excluded from measurements

IPMS 3B RESIDENTIAL
68.5 Sqm / 737.5 Sqft
 IPMS 3C RESIDENTIAL
65.5 Sqm / 705.3 Sqft
 SPEC ID
Se27054728bbc40c872fd3e7