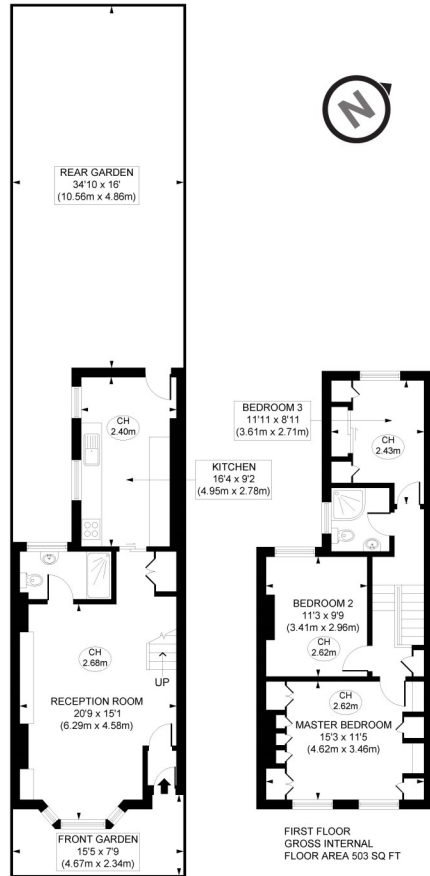


Claxton Grove

Hammersmith, London, W6





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 517 SQ. FT.

Claxton Grove, W6
Approximate Gross Internal Area
94.83 SQ.M / 1021 SQ.FT

KEY: "Restricted Head Height"

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Claxton Grove

Hammersmith, London, W6

O.I.E.O: £999,950

Lawson Rutter are pleased to offer this very rare un-extended three bedroom Victorian terraced house with a fabulous 34'10 rear garden within a 8-10 min walk of Barons Court underground station.

This immaculately presented house has been lovingly looked after by the family for many years and offers fantastic potential to extend further into a 4/5 bed home (Subject to Planning Permission). The property boasts, a double reception room, a well fitted kitchen and downstairs bathroom and the three bedrooms and family bathroom are located on the first floor.

Claxton Grove is a short walk to the river and Thames Path, the excellent shopping and amenities at Hammersmith Broadway, as well as all the new bars and restaurants at the Fulham Reach and Riverside Studios developments, including Brasserie Blanc, Sam's Riverside, The Crabtree gastropub, The Blue Boat and many more. Chain Free.

Rare un-extended three bedroom period house offering fantastic scope and potential (subject to planning)

Popular location | Double reception room | Well fitted kitchen | Two bathrooms

Fabulous rear garden | Short walk River Thames | No onward chain

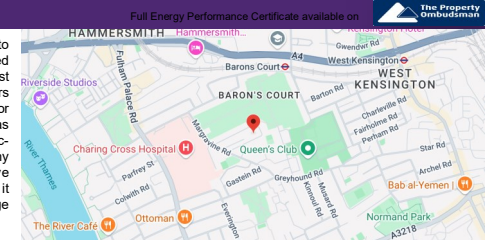
Close to transport & a variety of amenities | 1021 Sq. Ft. (94.83 Sq. M.) Freehold

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

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

192Fulham 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.



LAWSONRUTTER



BRITISH
PROPERTY
AWARDS
2023

GOLD WINNER

ESTATE AGENT
IN W6



BRITISH
PROPERTY
AWARDS
2023

GOLD WINNER

ESTATE AGENT
IN W14