



Caxton Road, London W12

A generous four bedroom house providing in excess of 1400 square feet, comprising of two reception rooms, three double bedrooms, one spare/study room, two bathrooms and a private patio, set over three storeys. Potential to extend, with planning in place, see references on the Hammersmith and Fulham website: 2022/02466/FUL and 2022/02051/FUL .

This well presented Victorian terraced house comprises of two reception rooms with a separate kitchen, three generous double bedroom, a fourth spare room, a spacious bathroom and shower room, and a private patio. The house is in good condition throughout and offers prospective buyers scope to extend with the current planning in place with references 2022/02466/FUL and 2022/02051/FUL . Located with in a short walk from transport connections in Shepherd's bush and Shepherd's Bush Market stations (Hammersmith& City, Central, Circle, and Midmay underground lines) as well as the shopping and leisure facilities at Westfield London including John Lewis, and SoHo house private members club.

Asking Price: £925,000 Freehold

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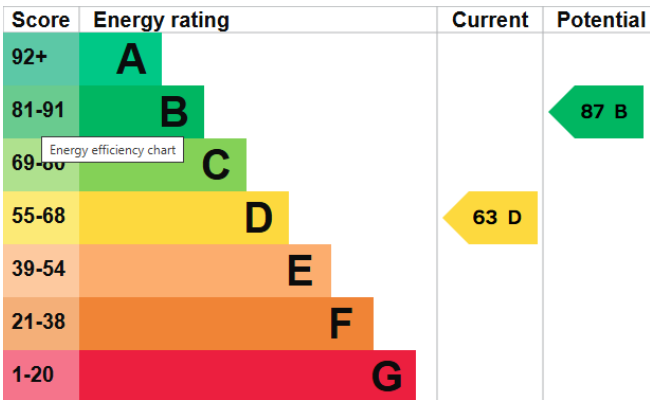
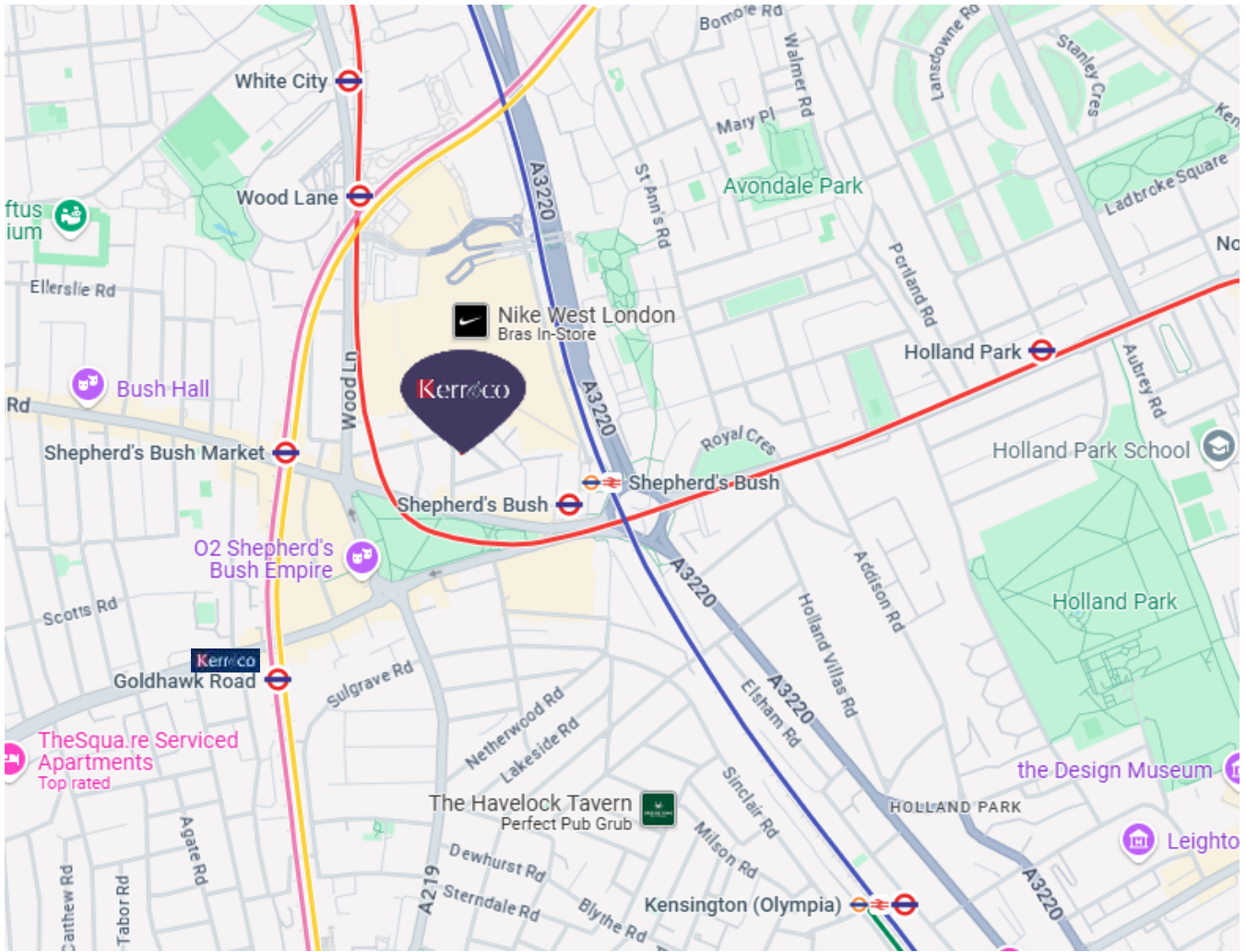


Caxton Road, London W12 8AJ

Spacious four bedroom victorian terraced house
across three floors.
Two reception rooms.
West facing balcony.
Three large double bedrooms.
Two Bathrooms.
Private Patio.

Well located for ease of access to Shepherd's Bush
and Shepherd's Bush Market underground stations
(Central, Circle and Hammersmith & City lines).
Close proximity to Westfield shopping complex.





The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

- Tenure: Freehold
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band F (£2,003.10 for current financial year 24/25)
- Parking: Eligible for a L.B.H.F. residents parking permit
- Accessibility: Steps to front doors and internal stairs
- Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable)
- Heating: Gas central heating via radiators
- Flood risk: Surface water: High risk > 3.3% chance per annum
Rivers and Sea: Very Low Risk less than 0.1% chance per annum

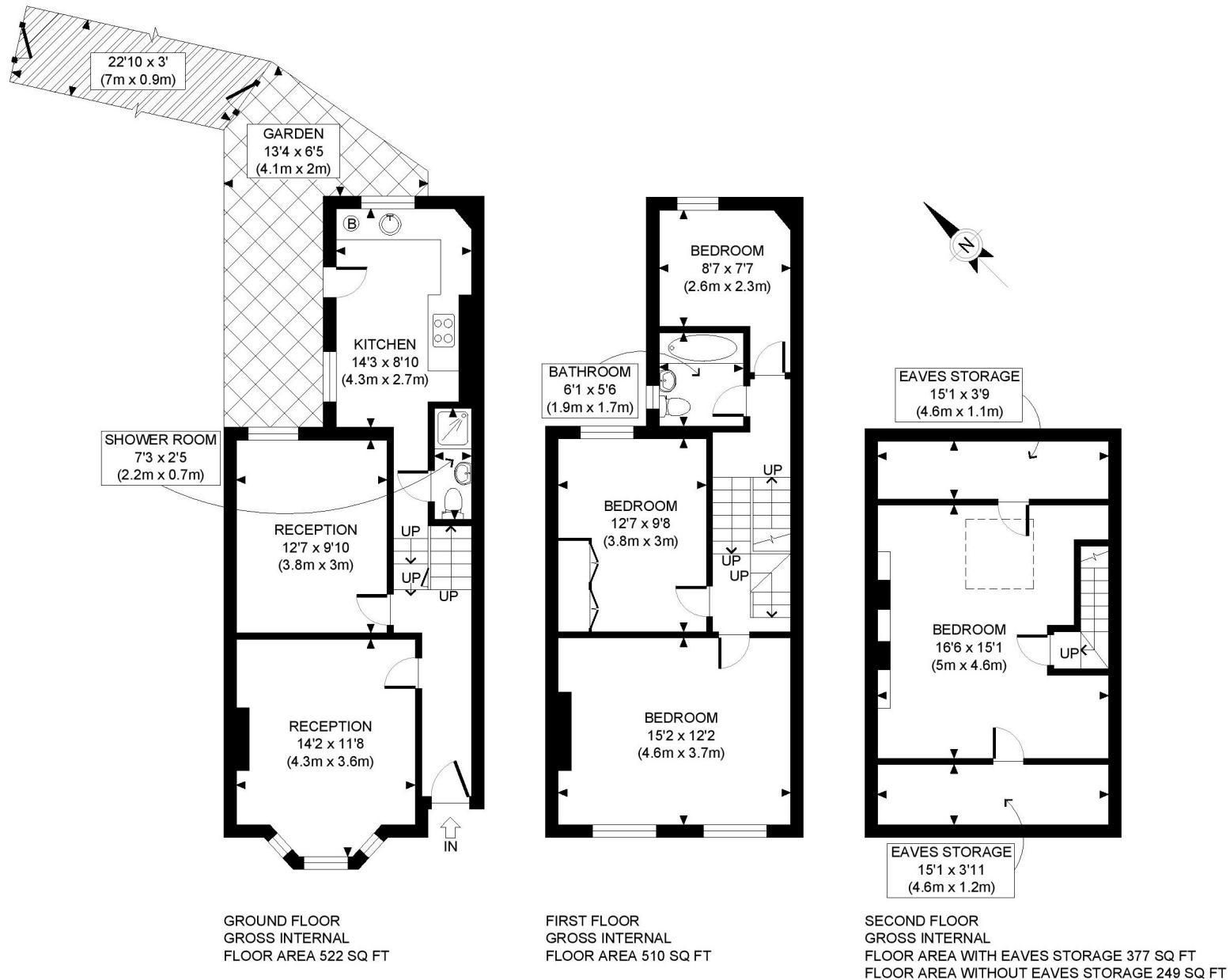
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Asking Price: **£925,000**

Three storey Victorian terraced house

Approximate gross internal floor area (including eaves storage): **1409 Sq. Ft./ 131 Sq. M.**

Approximate gross internal floor area (excluding eaves storage): **1281 Sq. Ft. / 119 Sq. M.**



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1409 SQ FT/ 131 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1281 SQ FT/ 119 SQM

Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.