

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

**Kerr & Co**



## Caxton Road, Caxton Village, London W12

**A naturally light and spacious one bedroom ground floor apartment in this highly impressive gated development with large communal amenity space to the front. The flat has been finished to exacting standards throughout, with characterful vaulted ceilings, floor to ceiling windows throughout the flat, it's own private entrance, and is exceptionally well placed for ease of access to the wealth of local transport, shopping and leisure facilities.**

The flat provides circa 655 square feet incorporates a large reception room with open plan fully integrated kitchen, a large double bedroom with bespoke fitted wardrobes and a large well appointed bathroom. The property benefits from excellent transport links, being within walking distance of Westfield London and the transport hub located there along with the underground station at Shepherd's Bush (Central line) and the overland service from Shepherd's Bush.

**Asking Price: £575,000 Leasehold to include a Share of freehold**

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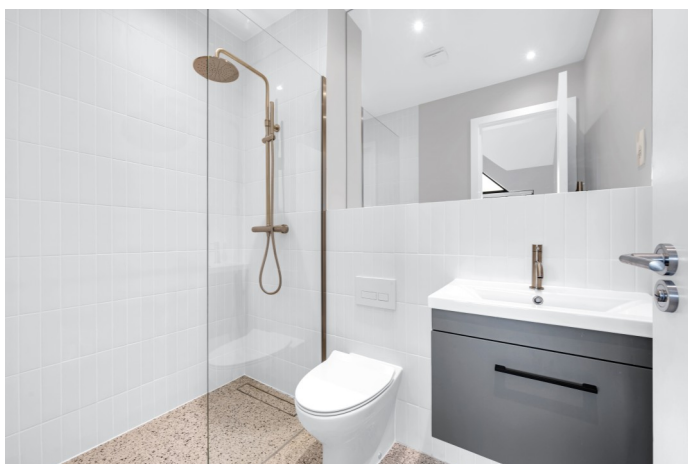




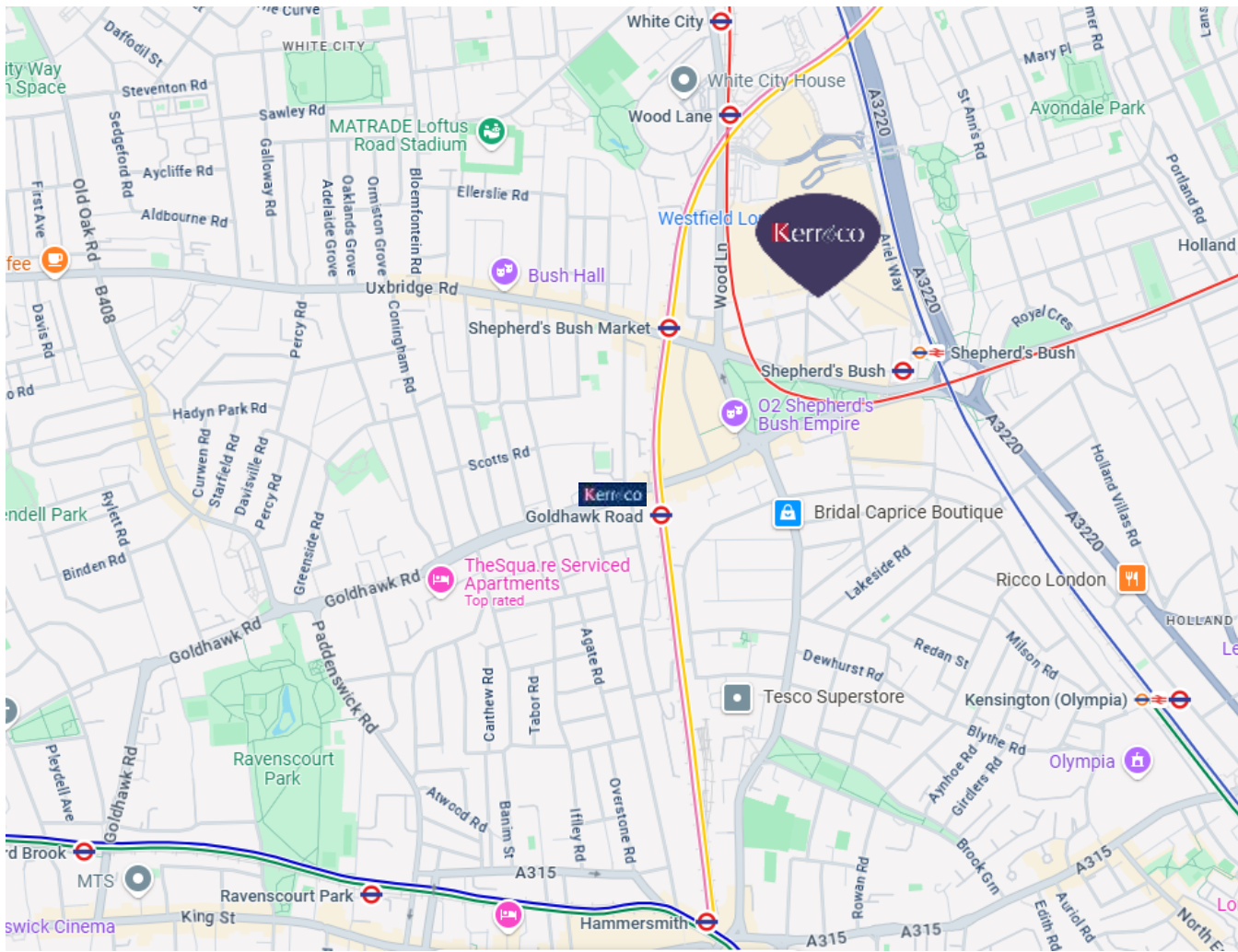
### **Caxton Road, London W12 8AJ**



- Private gated development of 5 bespoke flats with 10 year warranty.
- Ground floor flat providing over 655 sq. ft.
- Generous living space incorporating a fully integrated sleek, modern kitchen.
- Spacious double bedroom with fitted bespoke wardrobes.
- Large and well appointed bathroom.
- Excellent built in storage throughout.
- Communal amenity space behind electronic gates with bicycle and refuse storage.
- Short walk from shopping amenities in the renowned Westfield London shopping complex.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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:	Leasehold with an underlying lease of 999 years. To include a share in the freehold on completion of the last unit
Service Charge, Ground Rent and Building Insurance:	£887.17 estimate for 25/26 and a peppercorn, building insurance is separate and TBC
Service charge covers	Communal electricity, repairs and maintenance, and annual auditing accounts, common parts cleaning, fire alarm and management
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	To be assessed
Parking:	This is a car free development
Accessibility:	Level access
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via underfloor heating

**Caxton Road, Caxton Village W12 8AJ**

Asking Price: **£575,000**

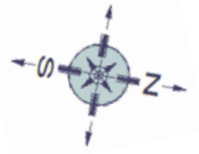
One bedroom flat within newly converted gated development  
Approximate gross internal floor area: **655 Sq. Ft./ 60.9 Sq. M.**

**En-Suite**  
2.21 x 1.51  
7'3" x 4'11"

CH  
3.11  
**Bedroom**  
4.69 x 4.55  
15'5" x 14'11"

CH  
3.09  
**Kitchen /  
Reception Room**  
7.12 x 4.57  
23'4" x 15'0"

3.01 x 2.19  
9'11" x 7'2" IN



**Ground Floor**

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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/fittings 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.