



Claxton Grove  
Hammersmith, W6

CHESTERTONS









A well-positioned garden flat, benefitting from a newly extended lease, south facing garden and potential to extend into the side and rear, subject to the necessary planning consents.

Offering over 450 square feet of living, the apartment currently comprises of hallway, providing access to all principle rooms. Furthermore, there is a good size ba-fronted reception, one double bedroom, three-piece bathroom suite and separate box-kitchen to the rear. The south facing garden is directly accessed via a side door from the kitchen. The garden itself is a good size, south facing and provides ample space for entertaining friends and family in the summer months.

Claxton Grove is a quiet residential street just a short walk from Barons Court and West Kensington tube stations. It is also a short walk from the world famous Queens Tennis Club, renowned for its pre-Wimbledon tournament yearly. Charing Cross hospital is also within walking distance, as are amenities lining the Fulham Palace Road.

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- Lease in the process of being extended
  - One reception room, separate kitchen
  - One bedroom, one bathroom
  - South facing garden

**‘Offers Over’ £475,000**

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**Tenure:** Leasehold (New lease in the process of being created – term will be over 100 years).

**Service Charge:** To be confirmed.

**Ground Rent:** To be confirmed.

**Local Authority:** Hammersmith & Fulham

**Council Tax Band:** D

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# Claxton Grove, W6

Approximate gross internal area  
42.81 sq m / 461 sq ft

Key :  
CH - Ceiling Height



## Ground Floor

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