



Caxton Road W12



## Caxton Road W12

**DOUBLE BEDROOM**  
**RECEPTION / KITCHEN / DINING ROOM**  
**EN SUITE SHOWER ROOM**  
**GUEST CLOAKROOM**  
**UTILITY ROOM**  
**EPC RATING: D 66**  
**COUNCIL TAX BAND: TBC**  
**LEASE LENGTH: 998 YRS APX**  
**SERVICE CHARGE: £973 PA APX**

---

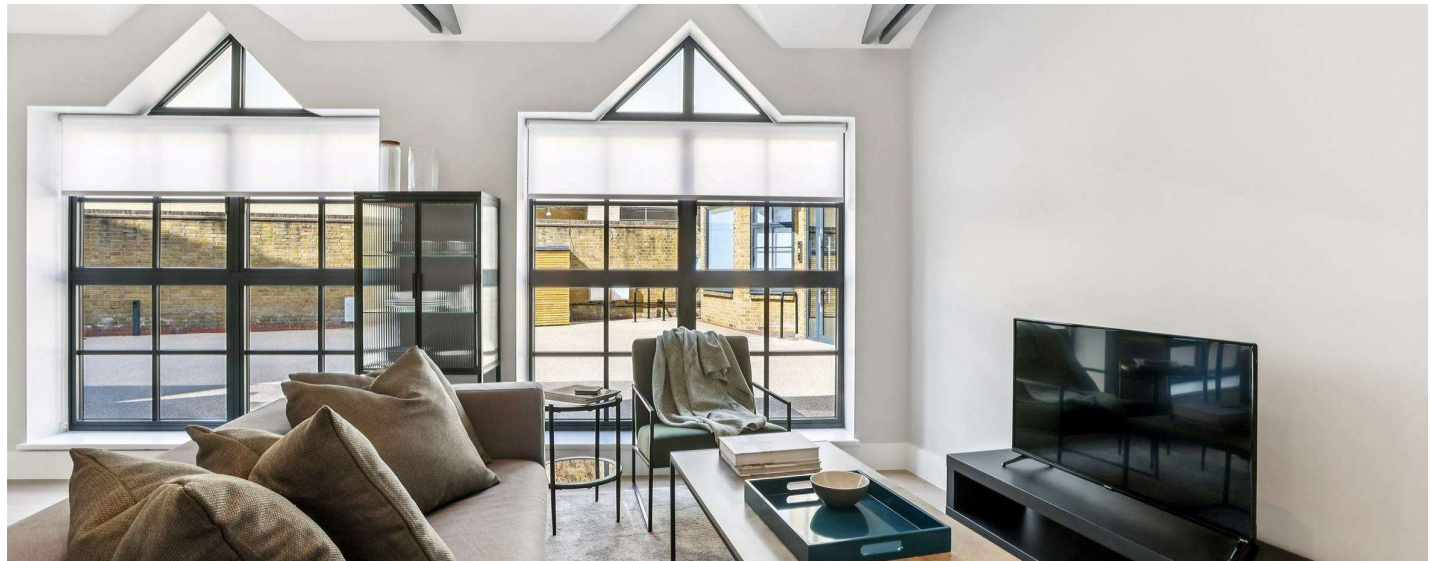
This spectacular ground floor, 1 bedroom apartment features a spacious open-plan living area with a modern kitchen and impressive vaulted ceilings. It includes a generous double bedroom with fitted wardrobes, a stylish en suite shower room, guest cloakroom, utility area, and ample storage.

Finished to a high standard throughout, this bright, contemporary apartment is ready for immediate occupation. The development is car-free and includes bin storage.

Set in the heart of Caxton Village, the property is moments from Shepherd's Bush Green and Westfield London, with easy access to the White City Innovation District. Local amenities include theatres, music venues, and Hammersmith Park. Excellent transport links are within 0.3 miles, providing quick connections

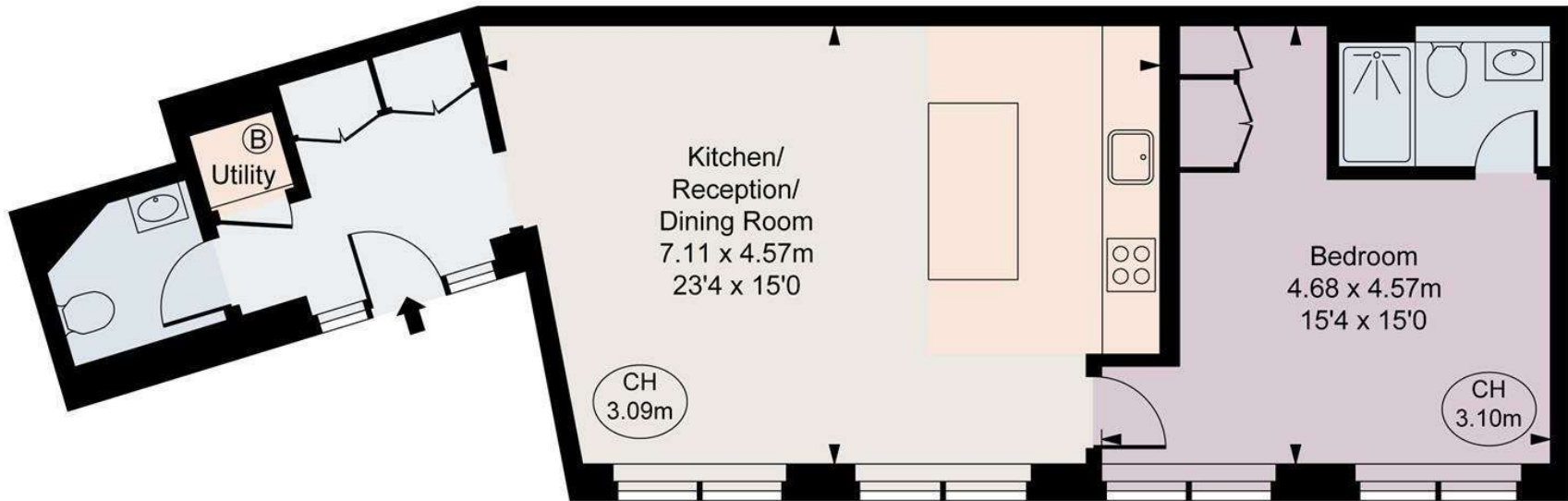
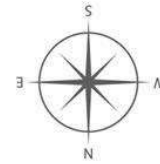
---

**PRICE GUIDE £575,000**  
**LEASEHOLD - SHARE OF FREEHOLD**  
**SUBJECT TO CONTRACT**





Caxton Gate,  
Caxton Road, W12  
Approximate Gross Internal Area  
59.60 sq m / 642 sq ft  
( CH = Ceiling Heights )



Ground Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice  
© Fulham Performance