



Caxton Road W12

finlay
brewer

Caxton Road W12

2 DOUBLE BEDROOMS

RECEPTION / KITCHEN / DINING ROOM

BATHROOM & SHOWER ROOM

PAVED GARDEN

EPC RATING: C 77

COUNCIL TAX BAND: TBC

LEASE LENGTH: 998 YRS APX

SERVICE CHARGE: £1,295 PA APX

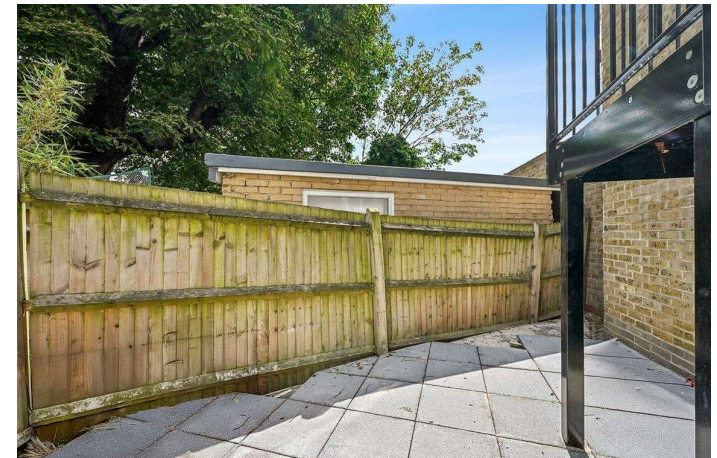
This upper-floor duplex offers a bright open-plan living area with a modern kitchen, large bay window, shower room, ample storage, and access to a patio below. Upstairs features a generous principal double bedroom with fitted wardrobes, a second double bedroom with bespoke storage, and a stylish bathroom, with a skylight enhancing natural light on the landing.

Finished to a high standard throughout, this bright, contemporary home 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 £725,000
LEASEHOLD - SHARE OF FREEHOLD

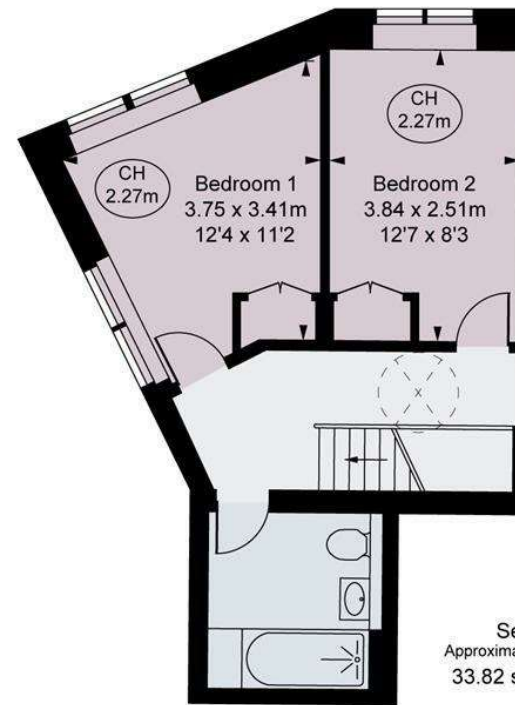
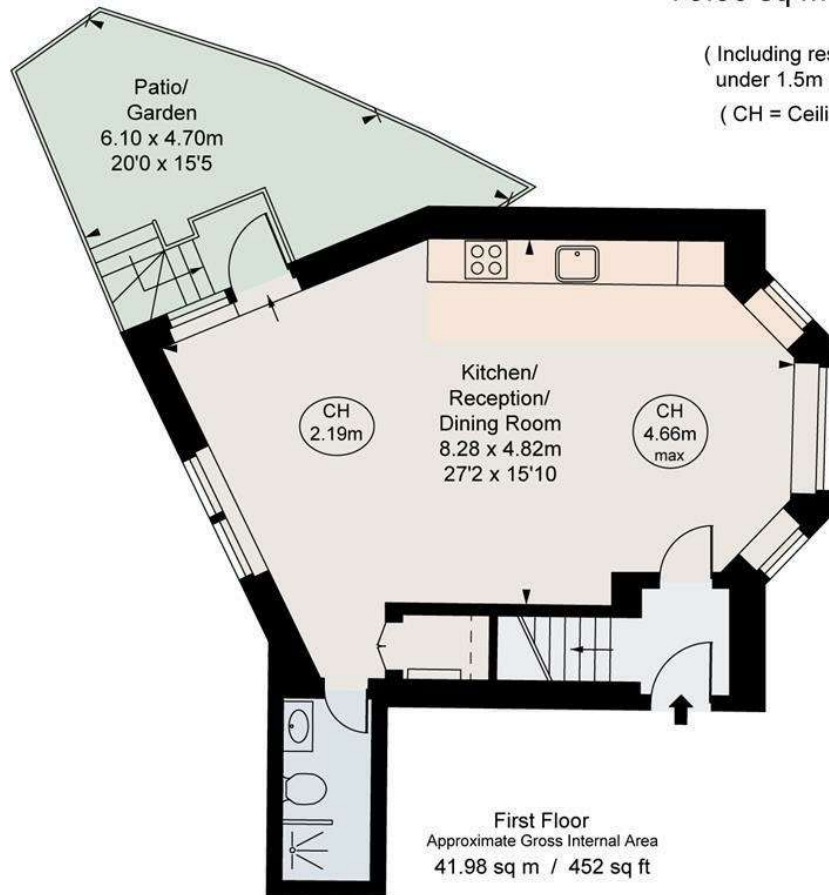
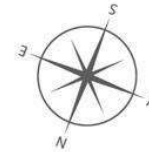
SUBJECT TO CONTRACT





Caxton Gate, W12
Approximate Gross Internal Area
75.80 sq m / 816 sq ft

(Including restricted height
under 1.5m [— — — —])
(CH = Ceiling Heights)



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

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