



Caithness Road W14



# Caithness Road W14

**2 BEDROOMS**

**OPEN PLAN RECEPTION / KITCHEN**

**SHOWER ROOM & EN SUITE BATHROOM**

**PAVED & WALLED GARDEN**

**STORAGE**

**UTILITY CUPBOARD**

**EPC RATING: C 69**

**COUNCIL TAX BAND: D**

**LEASE LENGTH: 141 YRS APX**

**SERVICE CHARGE: £871 PA APX**

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A well configured 2 bedroom lateral garden flat occupying the lower ground floor of an end of terrace Victorian house with fantastic living/entertaining space. Accessed via a private entrance on Souldern Road the kitchen/breakfast/reception room is well thought out with wooden floor and French doors looking onto the well-maintained paved garden. The principal suite occupies the entire front of the property with a bay window, built in storage and a generous tiled en-suite bathroom. There is another bedroom to the rear of the property with built in storage and dual aspect windows. There is also a guest cloakroom/shower room found off the reception room. This contemporary lower ground floor flat of approximately 609sq ft is well positioned on one of Brook Greens premium roads and is close to the tranquil green spaces of Brook Green and the transport hub of Hammersmith Broadway.

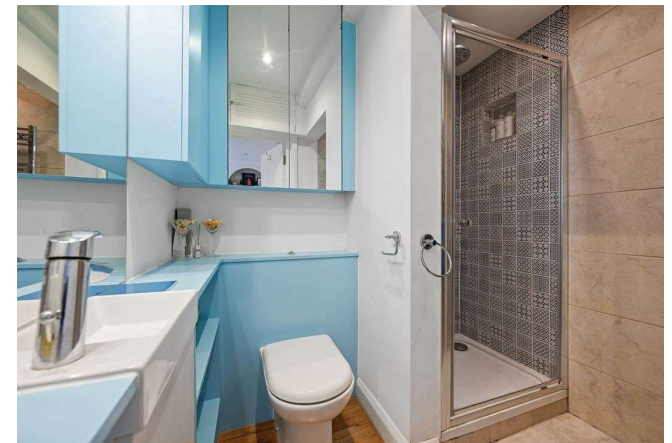
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**PRICE GUIDE £600,000**

**LEASEHOLD**

**SUBJECT TO CONTRACT**







CAITHNESS ROAD, W14



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 609 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 609 SQ FT/ 57 SQM