Claxton Grove

Hammersmith, London, W6

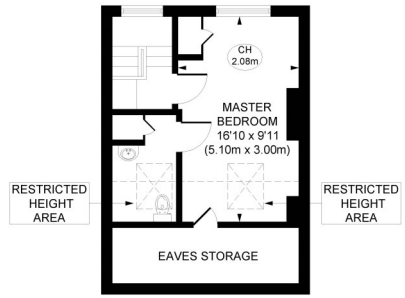
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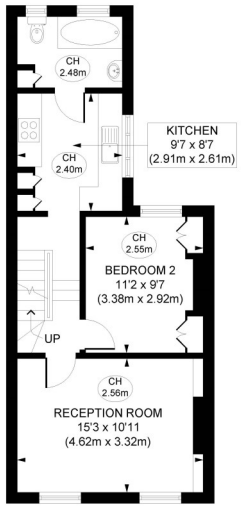


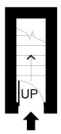



CLAXTON GROVE, W6



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 331 SQ FT





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 16 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 481 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 828 sq. ft / 76.90 sq. m
(Including Restricted Height Area & Eaves)

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Claxton Grove

Hammersmith, London, W6

Price Guide: £660,000

A superb and beautifully presented two double bedroom, two-bathroom split-level 828 sq. ft. Victorian conversion flat, located in a much sought after residential road within an 8 - 10 minute walk to both Barons Court and Hammersmith underground stations. The first floor comprises a light and airy 15'3 x 10'11 reception room with fireplace, a beautifully fitted kitchen, a stylish modern bathroom suite and generous double bedroom with built-in-wardrobes. The top floor benefits from the master double bedroom with built-in -wardrobes and a lovely en-suite shower room. The property has been recently redecorated throughout, has excellent storage and offered with a Share of Freehold, this is a must-see property. Claxton Grove is a short walk to the river and Thames Path, the excellent shopping and amenities at Hammersmith Broadway, as well as all the new bars and restaurants at the Fulham Reach and Riverside Studios developments, including Sam's Riverside, The Crabtree gastropub, River Café, The Blue Boat and many more. Share of Freehold .

Superb two double bedroom Victorian conversion flat measuring 828 SQ. FT.

Highly sought after location | Light & airy reception room | Fully fitted kitchen | Modern bathrooms

Must see property | Short walk to the delights of the River & Thames towpath

Close to transport & a variety of amenities | 828 Sq. Ft. (76.90 Sq. M.) Share of Freehold

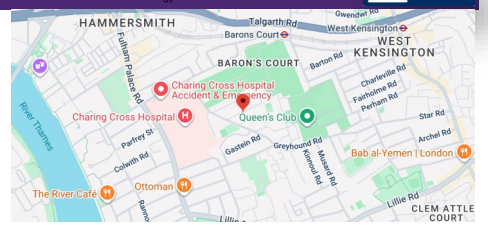
Full Energy Performance Certificate available on The Property Ombudsman

All viewings by appointment
through our **Hammersmith Office:**

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E: hammersmith@lawsonrutter.com

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W6 9PA

In accordance with the Property Misdescription Act 1991, we wish to emphasise that the information given in these particulars is intended to help you decide whether you wish to view this property. Whilst every care is taken to ensure the accuracy of these particulars please note that all measurements are approximate and we are, for the accuracy of other information, reliant on what the seller has provided. We strongly recommend that you rely on your own inspections and those of your advisors to establish the details of any aspects which are of particular importance. Please note that we have not undertaken any survey of the property or the appliances within it and the buyer must rely on their own investigations prior to exchange of contracts.



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BRITISH PROPERTY AWARDS 2023 — GOLD WINNER — ESTATE AGENT IN W6

BRITISH PROPERTY AWARDS 2024 — GOLD WINNER — ESTATE AGENT IN W6