



Caxton Road W12



# Caxton Road W12

**2 DOUBLE BEDROOMS**  
**RECEPTION / KITCHEN / DINING ROOM**  
**2 EN SUITE SHOWER ROOMS**  
**GUEST CLOAKROOM**  
**DRESSING ROOM**  
**EPC RATING: C 72**  
**COUNCIL TAX BAND: TBC**  
**LEASE LENGTH: 998 YRS APX**  
**SERVICE CHARGE: £1,823 PA APX**

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This fantastic upper floor duplex features a spacious open-plan living area with a modern kitchen and breakfast island, a large bay window, guest cloakroom, and ample storage. Upstairs includes a generous principal bedroom with fitted wardrobes and ensuite, plus a second double bedroom with an ensuite. Bathrooms benefit from underfloor heating, with hardwood flooring in living areas and carpet in bedrooms.

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

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**PRICE GUIDE £835,000**  
**LEASEHOLD - SHARE OF FREEHOLD**  
**SUBJECT TO CONTRACT**

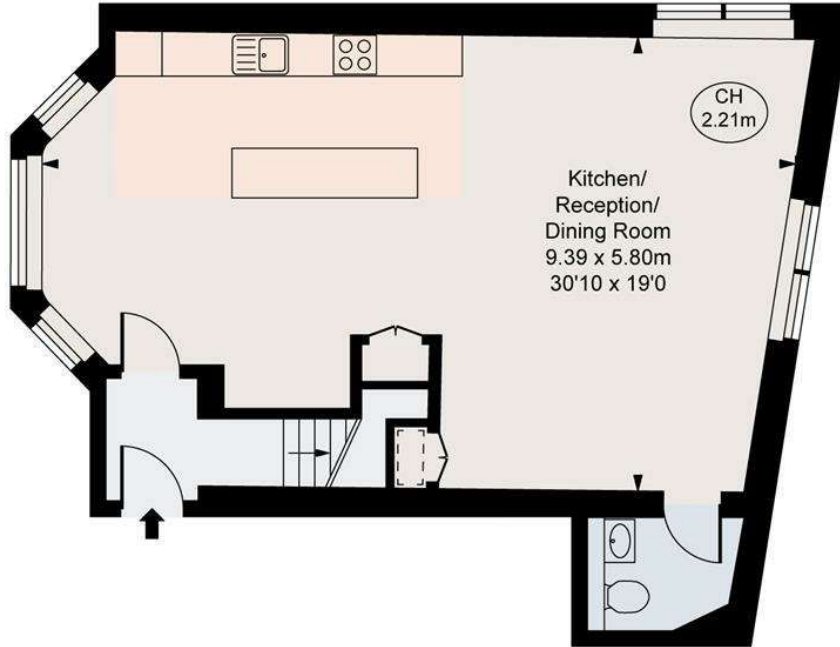
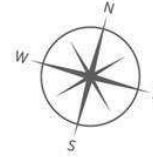




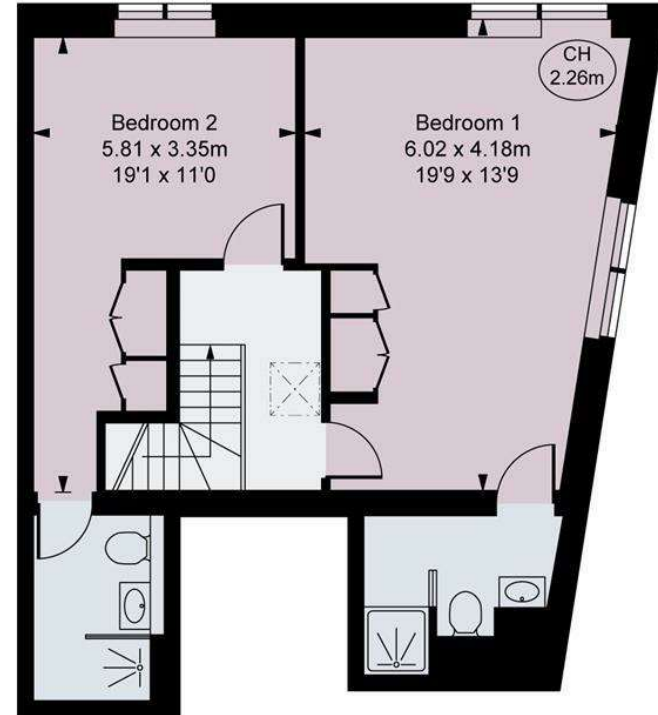
**Caxton Gate, W12**  
 Approximate Gross Internal Area  
**107.13 sq m / 1,153 sq ft**

( Including restricted height  
 under 1.5m [ - - - - ] )

( CH = Ceiling Heights )



**First Floor**  
 Approximate Gross Internal Area  
**55.62 sq m / 599 sq ft**



**Second Floor**  
 Approximate Gross Internal Area  
**51.51 sq m / 554 sq ft**



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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