

Cathnor Road, London W12

A beautifully presented two-bedroom garden flat providing approximately 737 sq ft of accommodation, set on the lower ground floor of an attractive period conversion. Benefiting from its own entrance, a private garden and a separate kitchen.

This well-presented, spacious flat offers a large reception room, a separate kitchen opening out onto the private West facing garden. Further accommodation comprises of two bedrooms, ample storage and a large bathroom. Situated in a sought-after residential street the property benefits from excellent transport links being within walking distance from Goldhawk Road and Shepherd's Bush underground stations providing Circle, Central, Mildmay and Hammersmith & City line services; as well as easy access to Cathnor and Ravenscourt Parks, local shops and cafés and Westfield London, including John Lewis and the exclusive Soho house private members' club.

Asking Price: £575,000 Leasehold

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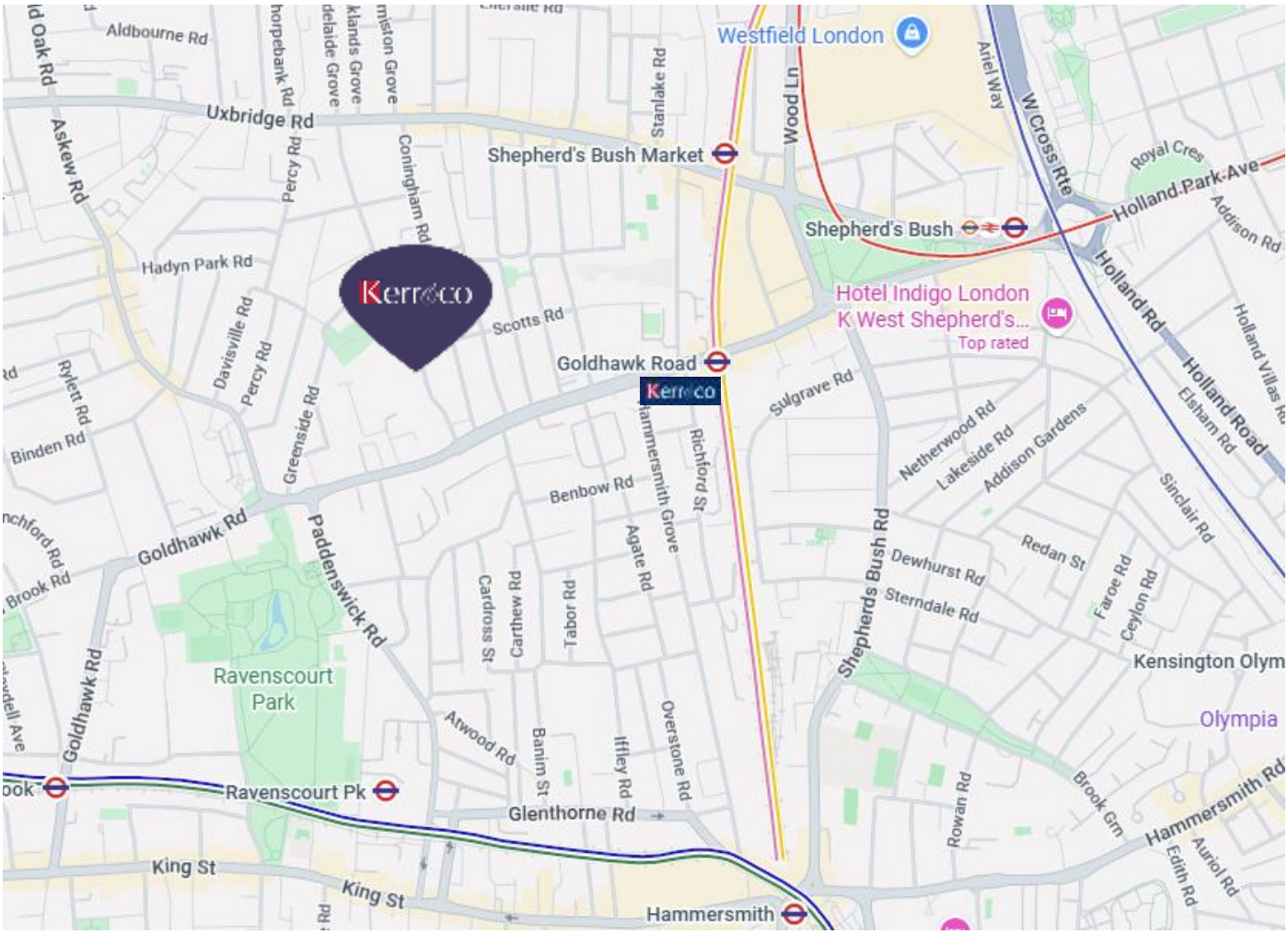


Cathnor Road, London W12 9JB

Two-bedroom lower ground floor flat.
Reception room with separate kitchen.
Approximately 737 Sq. Ft. / 68 Sq. M.
Private entrance.
Large bathroom.
Private garden.
Close to parks.
Close to underground stations including Goldhawk Road and Shepherd's Bush (Central, Circle, Hammersmith & City and Mildmay lines).
Short walk from shopping amenities in the well renowned Westfield shopping complex.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

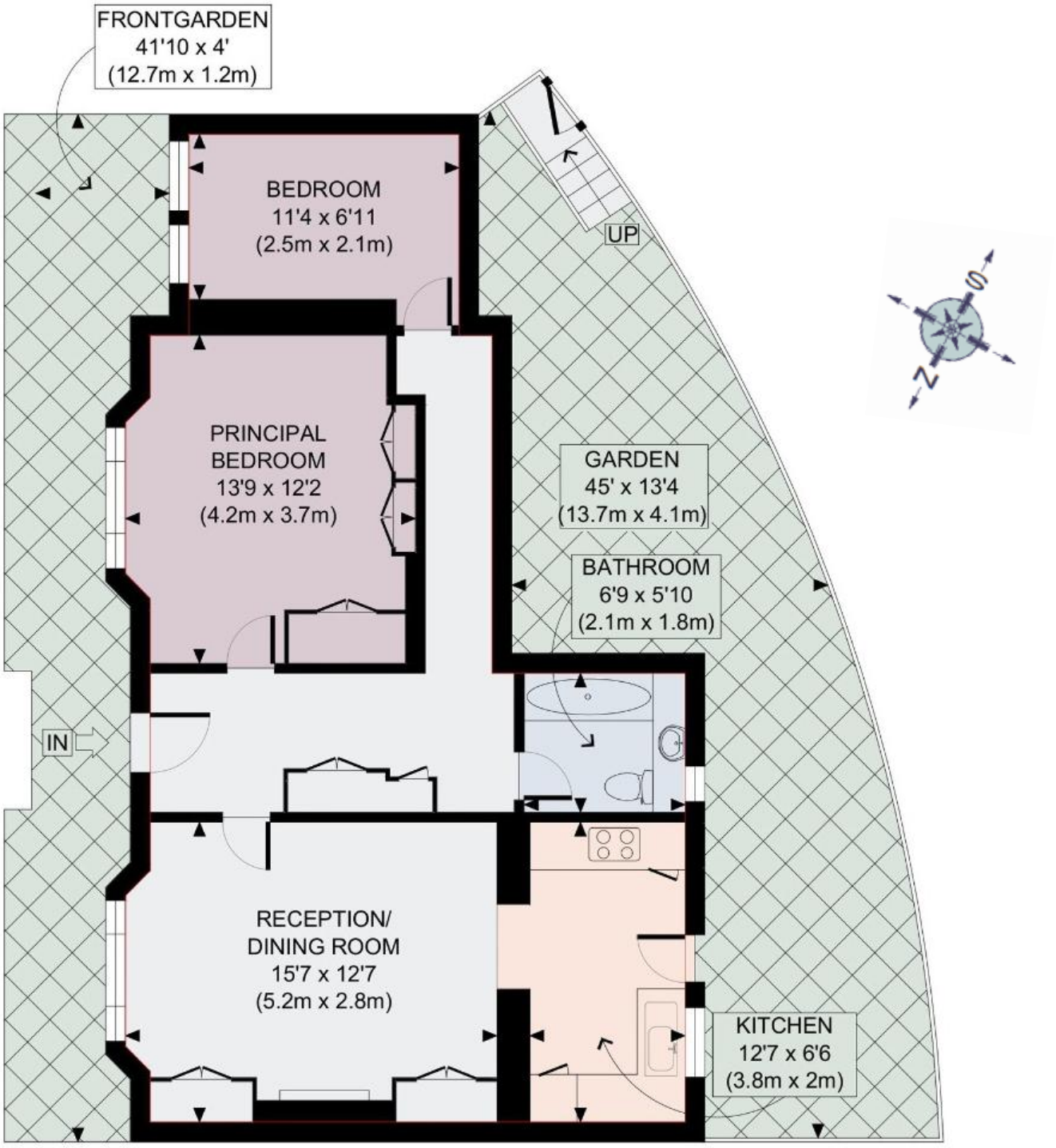
Tenure:	Leasehold with 111 years remaining
Service Charge and Ground Rent:	£828 and peppercorn
Service charge covers	Building insurance, repairs and maintenance and communal electricity
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1,519.51 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Stairs down to front door and level access within the flat
Connected services / utilities:	Mains drainage and water, gas, electricity, telephone and broadband (fibre and cable) available locally
Heating:	Gas central heating via radiators and electric under floor heating to bathrooms
Flood risk:	Ask agent

Cathnor Road W12 9JB

Asking Price: **£575,000**

Two-bedroom Victorian conversion garden flat

Approximate gross internal floor area: **737 Sq. Ft./ 68 Sq. M.**



LOWER GROUND FLOOR

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Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements or doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.