12 Cox House, Field Road

Hammersmith & Barons Court Border, London W6 8HN

Guide Price: £425,000 | Leasehold

PROPERTY TYPE	TENURE	OUTDOOR SPACE	EPC & COUNCIL TAX	GROUND RENT
Ground Maisonette	98 Yrs Remaining	Private Rear Garden	Band C / Band B	£10 per annum

Property Description

Set along Field Road in the heart of Hammersmith (W6), this bright and generously proportioned split-level maisonette at 12 Cox House offers an ideal blend of expansive internal living space, a private rear garden, low running costs, and prime West London connectivity.

Freshly decorated in crisp neutral tones with wood-effect flooring and modern uPVC double glazing, the property features a broad ground-floor reception room with dedicated dining space and under-stairs storage, opening directly onto a private lawned garden with covered patio. The modern separate kitchen is equipped with sleek white high-gloss cabinetry, stone-effect splashbacks, integrated gas cooking, and space for appliances. Upstairs, split-level sleeping accommodation is accompanied by a modern, fully tiled family bathroom.

Key Features & Highlights

- **Private Rear Garden:** Enclosed lawned garden with concrete patio area, direct access from living room.
- **Prime W6 Location:** ~5 minutes' walk (400m) to Barons Court Underground Station (Piccadilly & District lines).
- **Split-Level Layout:** Offers peaceful architectural separation between ground-floor living and upstairs rooms.
- **Modern Gloss Kitchen:** White handleless units, grey stone-effect splashbacks, 4-ring gas hob, and integrated oven.
- **Low Ongoing Outgoings:** Peppercorn £10/year ground rent and low Council Tax (Band B, LB Hammersmith & Fulham).
- **Strong Energy Efficiency:** EPC Rating C ensures warm, economical winter energy bills.

