

Claxton Grove

Hammersmith, London, W6



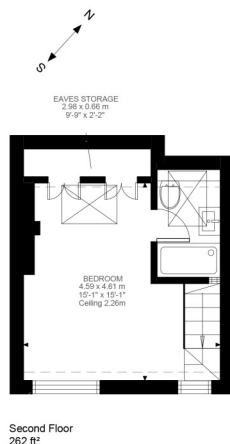
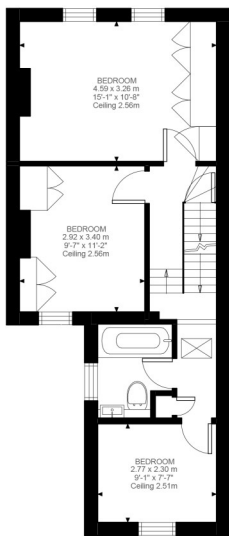
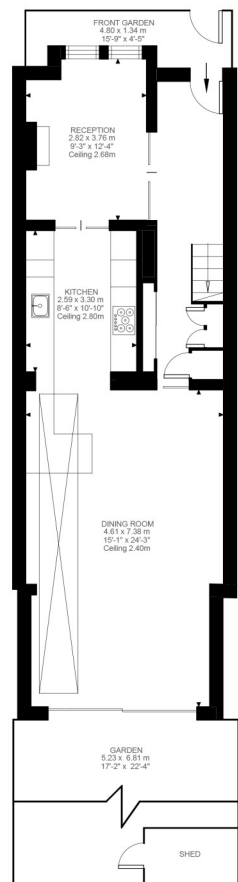


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Hammersmith, London, W6

Price Guide: £1,295,000

An outstanding, architecturally designed four bedroom, two bathroom family residence with a lovely south facing garden, on this quiet cul-de-sac within walking distance to Barons Court underground station. This contemporary and incredibly light property has had no expense spared on high quality fixtures and fittings including Neff appliances in the kitchen, beautiful parquet flooring in the reception room and hallway, under floor heating in the kitchen family room and luxury bathrooms, solid wood floors and wood double glazed windows in most areas and a fabulous marble fire place in the reception room. The ground floor comprises a reception room that can be closed off with pocket doors, a fully fitted kitchen which leads in to a stunning 24' dining family room with sliding doors that open on to a superb, south facing garden. On the first floor, there are three generous double bedrooms, two of which have built in cupboards and a family bathroom and a good size master bedroom and en-suite shower room occupy the top floor. 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 Brasserie Blanc, Sam's Riverside, The Crabtree gastropub, The Blue Boat and many more. There is also an independent coffee shop and the Pear Tree gastropub nearby too.



Claxton Grove, W6
Approximate Gross Internal Area
136.79 SQ.M / 1472 SQ.FT
(INCLUDING EAVES STORAGE)
EAVES STORAGE 1.97 SQ.M / 21 SQ.FT
EXCLUSIVE TOTAL AREA 134.82 SQ.M / 1451 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

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

Outstanding, architecturally designed four bedroom family residence with high quality fixtures

Quiet cul-de sac | Reception room with beautiful parquet flooring | Kitchen/family room with underfloor heating

Two bathrooms (one en-suite) | South facing garden | Short walk to River Thames | Excellent shopping area

Close to transport & numerous amenities | 1472 Sq. Ft. (136.79 Sq. M.) Freehold

Full Energy Performance Certificate available on

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

T: 020 7385 7000
E: hammersmith@lawsonrutter.com

192 Fulham Palace Road, London
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.

