

Claxton Grove

Hammersmith, London, W6



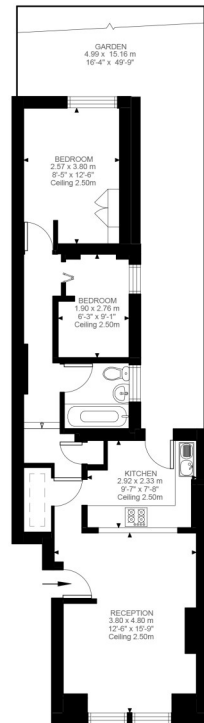


Claxton Grove

Hammersmith, London, W6

Price Guide: £535,000

A lovely two double ground floor period conversion flat with a superb private rear garden located in an extremely popular residential road within a 5 – 6 minute walk to Barons Court underground station. The flat benefits a spacious reception room which opens on a fully fitted kitchen, a white bathroom suite, two bedrooms and a larger than average rear garden. The is potential to extend the flat subject to the usual planning constraints. Further benefits include a long lease with a Share of Freehold. 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. No onward chain



Claxton Grove, W6
Approximate Gross Internal Area
53.39 SQ.M / 575 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

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

Lovely two double bedroom ground floor period conversion flat with potential to extend (STPP)

Popular location | Spacious reception room | Fully fitted kitchen | White bathroom suite

Larger than average rear garden | Short walk to River Thames | No onward chain

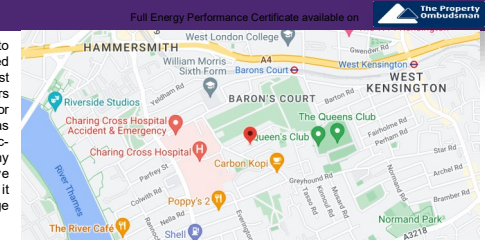
Close to transport & numerous amenities | 575 Sq. Ft. (53.39 Sq. M.) Share of Freehold

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

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

192Fulham 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.



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