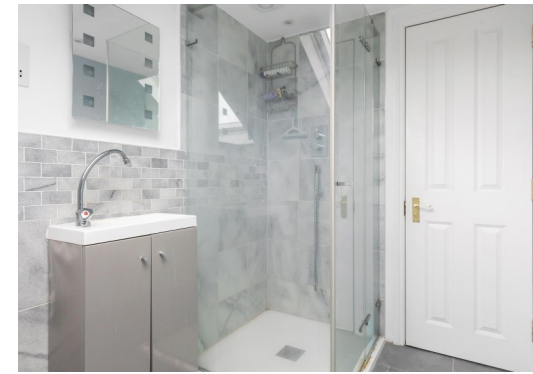


Claxton Grove

Hammersmith, London, W6

 LAWSONRUTTER





Claxton Grove

Hammersmith, London, W6

Price Guide: £1,150,000

A lovely five/six bedroom, two bathroom period house measuring 1584 sq. ft. located on this quiet cul-de-sac within a 5 - 6 walk to Barons Court underground station. The ground floor comprises a bay fronted reception room, a stylish kitchen/breakfast room which opens on a conservatory, bathroom and a study (currently used as a bedroom).

The first floor comprises three bedrooms (principle bedroom currently used as a living room), whilst the top floor benefits from two further bedrooms and a recently fitted shower room. 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. No onward chain. Freehold.

Lovely five/six bedroom, two bathroom period house measuring 1584 Sq. Ft.

Quiet cul -de -sac | Bay fronted reception room | Stylish kitchen/breakfast room onto conservatory

Private garden | Short walk to River Thames towpath | Study | No onward chain

Close to transport & a variety of local amenities | 1584 Sq. Ft. (147.18 Sq. M.) 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.



109 Claxton Grove, W6
Approximate Gross Internal Area
147.18 SQ.M / 1584 SQ.FT
(INCLUDING EAVES STORAGE)
EAVES STORAGE: 11.30 SQ.M / 122 SQ.FT
EXCLUSIVE TOTAL AREA 135.88 SQ. M / 1483 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

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

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