

Claxton Grove

Hammersmith, London, W6





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Price Guide: £1,250,000

An outstanding and beautifully presented four bedroom, two bathroom period house located in a much sought after residential road within a 7 – 8 minute walk to Barons Court underground station. The house has been meticulously refurbished by the current owners and benefits on the ground floor from a gorgeous open reception room with solid wood flooring, fireplace, built in cupboards with shelving and plantation shutters, a stunning 15'3 x 13'9 kitchen/breakfast room with island / breakfast bar and bi-fold doors which open onto the private rear garden. The first floor comprises three bedrooms and a stylish bathroom, whilst the top floor benefits from a further bedroom and beautiful bathroom which is located within the “pod”. 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. Freehold.

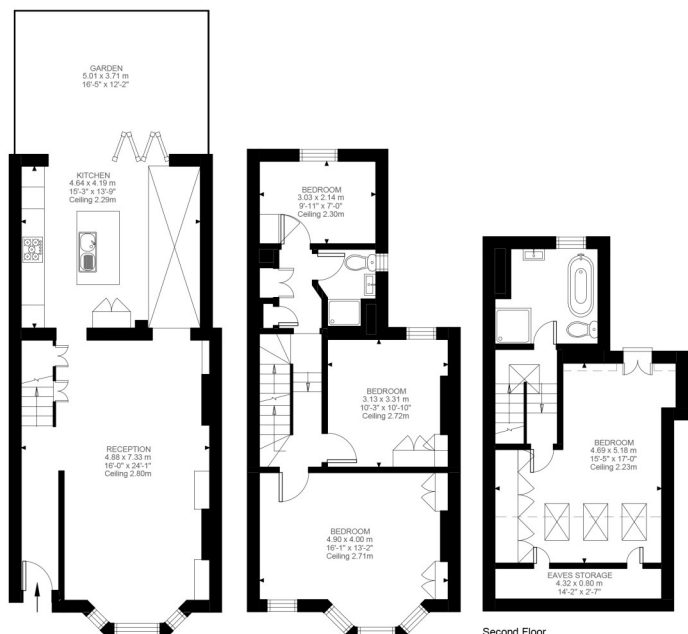
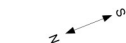
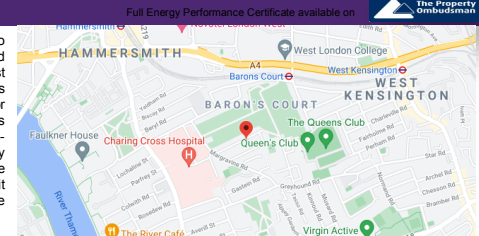
Outstanding & beautifully presented four bedroom period house which has been meticulously refurbished
Popular location | Gorgeous open plan reception room | Stunning Kitchen/breakfast room | Two bathrooms
Private rear garden | Short walk to River & Thames Path | 7-8 minutes to Barons Court Station
Close to transport & numerous amenities | 1496 Sq. Ft. (138.99 Sq. M.) Freehold

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

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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.



Claxton Grove, W6
Approximate Gross Internal Area
138.99 SQ.M / 1496 SQ.FT
(INCLUDING EAVES STORAGE)
EAVES STORAGE: 3.46 SQ.M / 37 SQ.FT
EXCLUSIVE TOTAL AREA 135.53 SQ.M / 1459 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

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

