

Claxton Grove

Hammersmith, London, W6

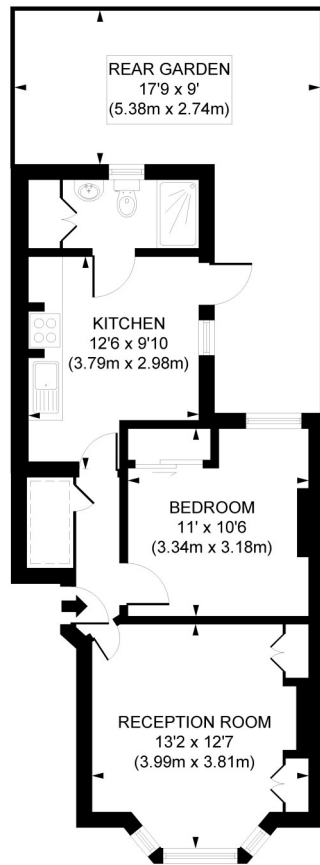




Claxton Grove

Hammersmith, London, W6

Price Guide: £475,000



GROUND FLOOR

Claxton Grove, W6
Approximate Gross Internal Area
43.69 SQ.M / 470 SQ.FT

KEY: "Restricted Head Height"

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



A lovely one bedroom ground floor garden flat located in a popular residential road within a 5 – 6 minute walk to Barons Court underground station. The flat which has been redecorated throughout comprises a 13'2 x 12'7 living room with wooden floors, period fireplace and plantation shutters, a generous double bedroom with fitted wardrobes, a stylishly brand newly fitted bathroom and a 12'8 x 9'10 fully fitted eat-in-kitchen/breakfast room with ample space for dining and access to the private decked garden. The flat offers excellent living and entertaining space and would make an ideal purchase for a first time buyer or investor. 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.

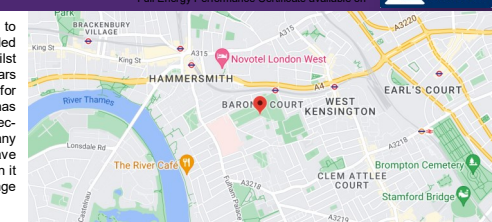
Lovely one bedroom ground floor flat located in popular residential road | Ideal first time buy/investment
Living room with wooden floors, period fireplace & plantation shutters | Fully fitted kitchen/breakfast room
Stylish newly fitted bathroom | Private decked garden | Short walk to River Thames | No onward chain
Close to transport & a variety of amenities | 470 Sq. Ft. (43.69 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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