



Caxton Road, W12

£925,000 Freehold

A well proportioned four bedroom Victorian house just off Shepherds Bush Green.

2 Reception Rooms | Kitchen | 4 Bedrooms | Bathroom | Shower Room | Garden | 1409 Sq Ft / 131 Sq M
| Council Tax Band F | EPC Rating Band D

Winkworth

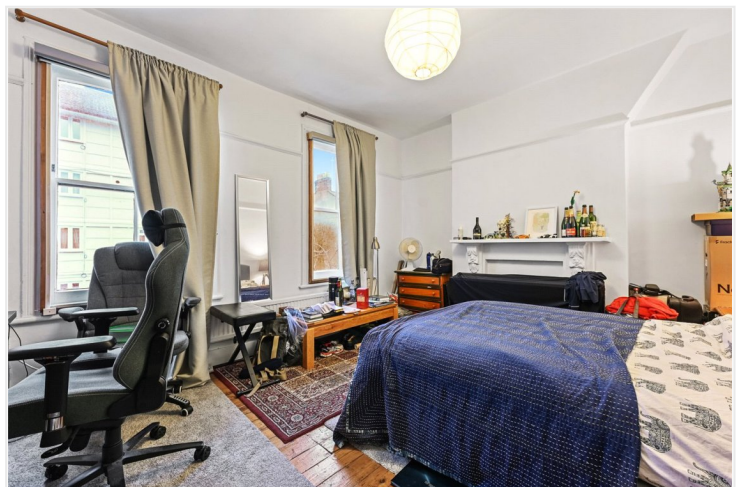


LOCATION

Caxton Road is just moments from Shepherd's Bush Green, Westfield London shopping centre, an abundance of independent shops, restaurants and an internationally famous music venue, as well as outstanding transport links. A number of well regarded schools in both state and private sectors are also close by. Shepherds Bush station is within easy reach, offering both Central line and London Overground services.

DESCRIPTION

The house offers well proportioned accommodation which comprises entrance hall, two reception rooms, shower room and kitchen on the ground floor; three bedrooms and bathroom on the first floor and further bedroom on the top floor. There is planning permission in place (2022/02466/FUL and 2022/02051/FUL) for further extension, whilst the house also offers a patio garden and convenient rear access.





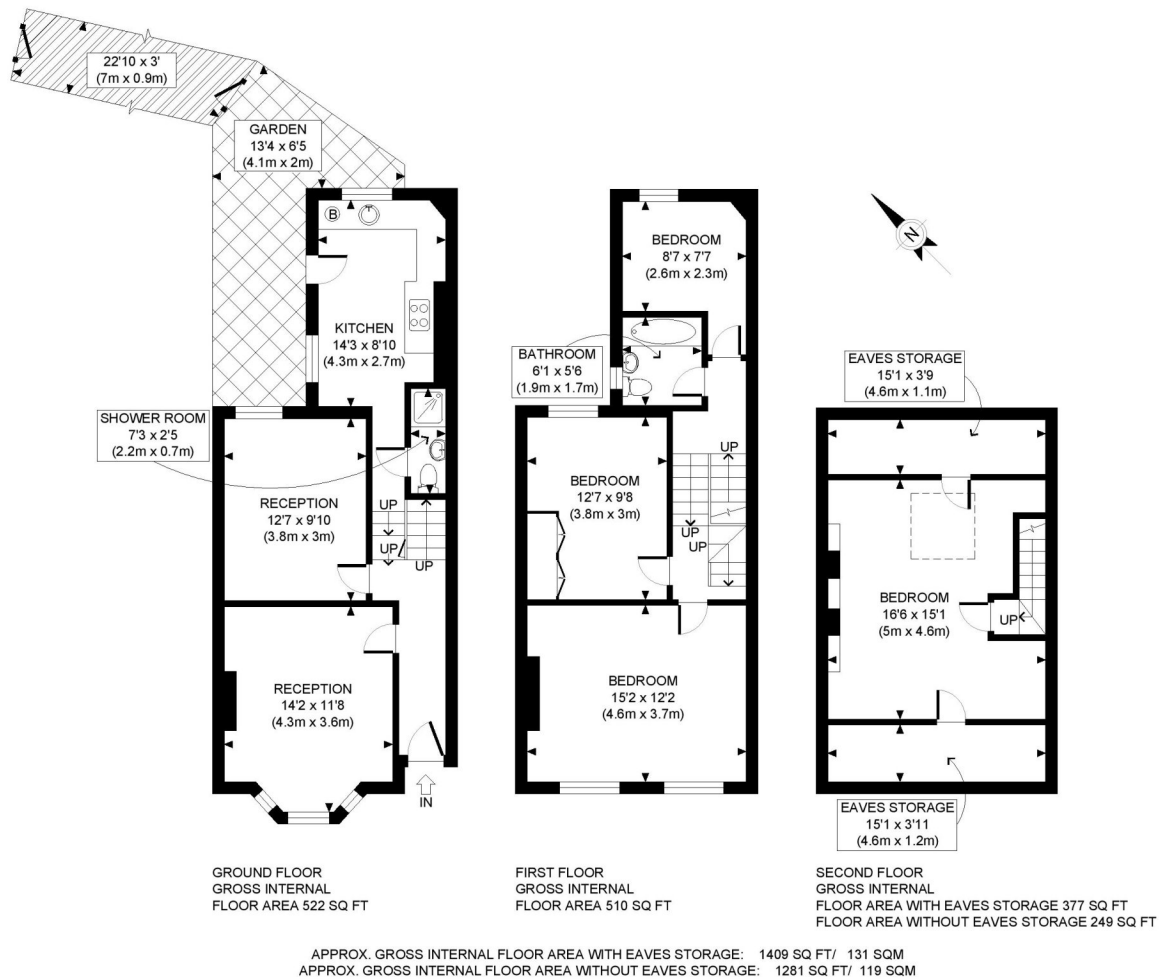
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Freehold.

PRICE: £925,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOT PLANS .CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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for every step...

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