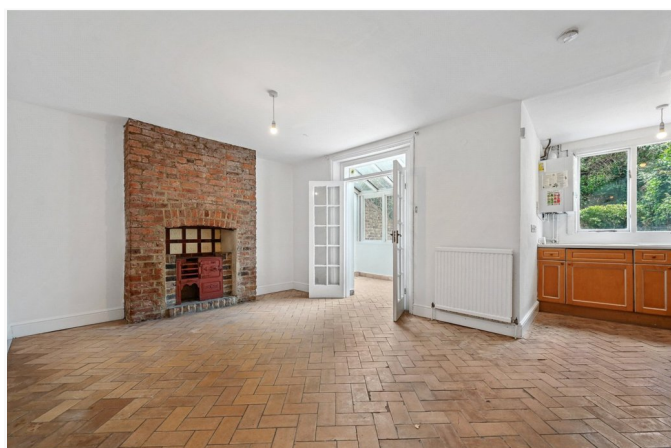




Caxton Road, London, W12

£1,100,000 Freehold

A well presented and very spacious five-bedroom, three-bathroom family home ideally situated for excellent transport links. Sold with no onward chain.

3 Reception Rooms | Kitchen / Dining Room | Planning Permission Ref. 2025/03554/FUL | 5 Bedrooms | Bathroom | Shower Room | En Suite Shower Room | Conservatory | Garden | 1918 Sq Ft / 178 Sq M | Council Tax Band G | EPC Rating Band D

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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

A well presented and very spacious five-bedroom, three-bathroom home offering around 2000 sqft of living space and spread across four floors. The property also benefits from fully approved planning permission to further extend on both the lower ground and raised ground floor, planning application reference is 2025/03554/FUL.

The house comprises a double reception room with bay window and feature fireplace on the ground floor as well as a family bathroom. The lower ground floor has an additional reception room as well as an eat in kitchen and dining area with direct access to a lovely private garden.

The first floor comprises three double bedrooms, one of which has an ensuite shower. The top floor has two more double bedrooms complete with built in storage and ample eaves space as well as a third bathroom.

The house is sold with no onward chain.





LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Freehold.

PRICE: £1,100,000 Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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PROPERTY PHOTO PLANS
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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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