



**Claxton Grove, Hammersmith, London, W6**

**Guide Price: £1,195,000**

*Freehold*

# Claxton Grove, Hammersmith, London, W6

Shaws  
KENSINGTON

Claxton Grove, W6

CAPTURE DATE 21/11/2020 LASER SCAN POINTS 4,364,373

GROSS INTERNAL AREA

142.54 sqm / 1534.29 sqft

**Service Charge: £0.00**

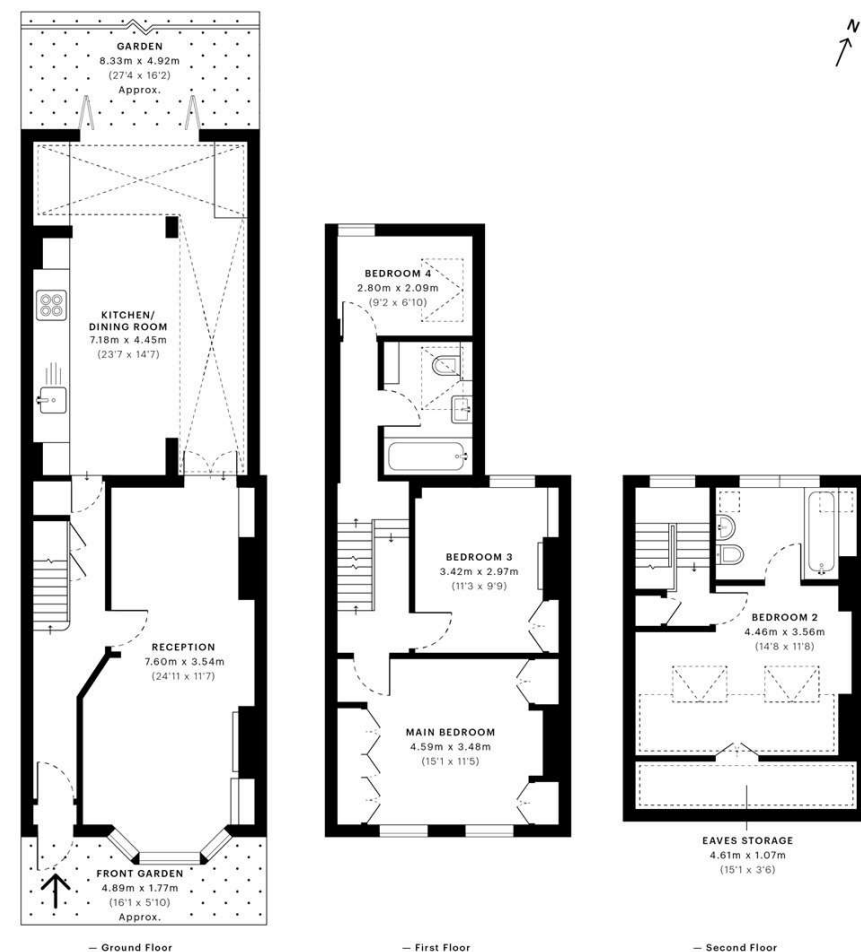
**Ground Rent: £0.00**

**Council Tax Band: F**

An attractive period family home that has been maintained to a very high standard throughout. The property is arranged over three floors and the ground floor offers a bright double reception room with bay windows, a spacious modern fitted kitchen with integrated units that have been extended to the side and rear, leading you to the Garden through bi-folding doors. On the first floor you will find two good size bedrooms with built-in wardrobes, modern fitted bathroom suite and a further single bedroom. The top floor hosts another main bedroom with en-suite bathroom.

Claxton Grove is a short walk from Barons Court underground station and within easy reach of Hammersmith and West Kensington underground stations. It has extensive bus services from nearby Fulham Palace Road, where there are also three local supermarkets. The shops, bars and restaurants at Hammersmith are close by as is Queen's Club.

- Freehold
- Four-Bedrooms
- Three-Storey House
- Modern Finishes Throughout
- Open Plan Dining & Kitchen
- French Doors opening to Garden



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
142.54 sqm / 1534.29 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
129.30 sqm / 1391.77 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8 m  
9.74 sqm / 104.84 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 136.28 sqm / 1466.91 sqft  
IPMS 3C RESIDENTIAL 129.70 sqm / 1396.08 sqft

SPEC ID: 5f6733986d8850da16d9044





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Shaws Kensington - Shaws Kensington

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### Disclaimer

Every care has been taken with the preparation of these property details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.