



Cathnor Road, London W12

A generous four bedroom maisonette providing just shy of 1,300 square feet set on the raised and lower ground floor of this impressive Victorian conversion providing a 30 ft west facing garden as well as access to a flat roof.

This well presented maisonette comprises of reception room with open plan modern integrated kitchen, three generous double bedrooms, and a smaller fourth bedroom which would serve very nicely as a study/office space, a spacious bathroom and WC, private 30 ft garden as well as access to a flat roof, it's own private entrance, and a utility cupboard. The flat is well presented throughout and offers modern living with plenty of character, in easy reach of the transport connections on Goldhawk Road (Hammersmith & City, and Circle underground lines), Shepherd's Bush (Central and Overground lines) and Ravenscourt Park (District Line) as well as the shopping and leisure facilities at Westfield London including John Lewis, SoHo house private members club.

Asking Price: £985,000 Leasehold

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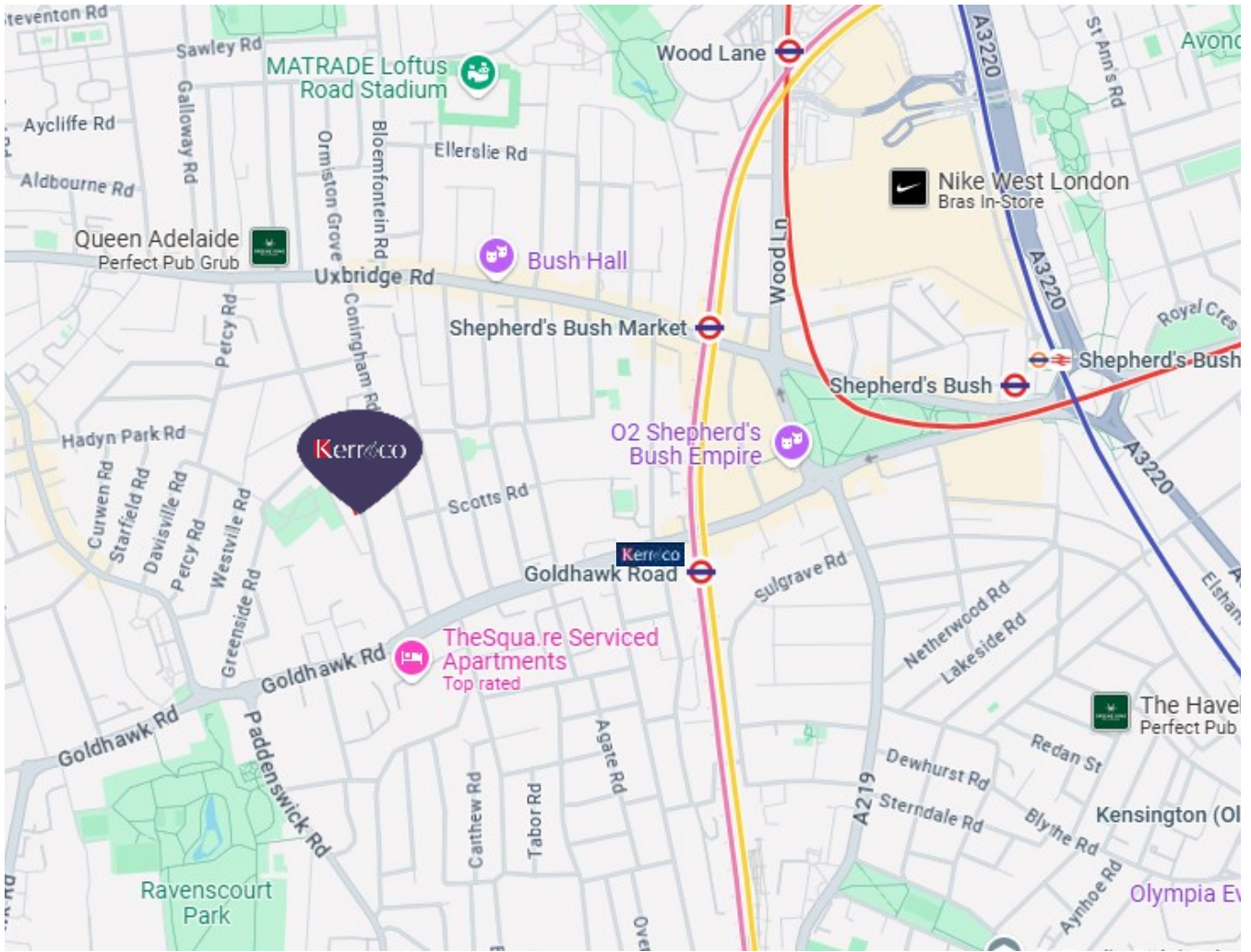
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Cathnor Road, London W12 9JB

Spacious Four bedroom maisonette.
30'11" west facing garden with access to a flat roof.
Reception room with open plan modern integrated
kitchen.
WC.
Bathroom.
Well located for ease of access to Goldhawk Road and
Shepherd's Bush underground stations (Central, Circle
and Hammersmith & City lines).





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Tenure:	215 years from 25 December 1983—174 years remaining
Service Charge :	£625.42
Service charge covers	Maintenance, communal electricity, repairs, buildings insurance.
Ground Rent:	£10 per annum
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band E (£1,694.94 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps to down to front doors and internal stairs
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable)
Heating:	Gas central heating via radiators
Flood risk:	Copies available on request

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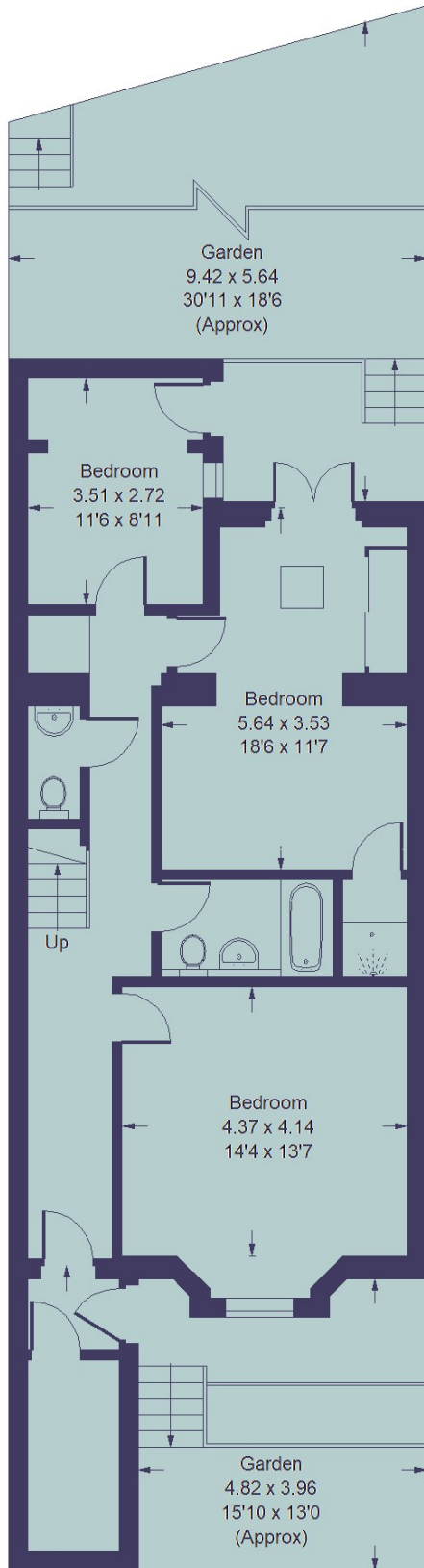
Asking Price: £985,000

Four bedroom Victorian maisonette

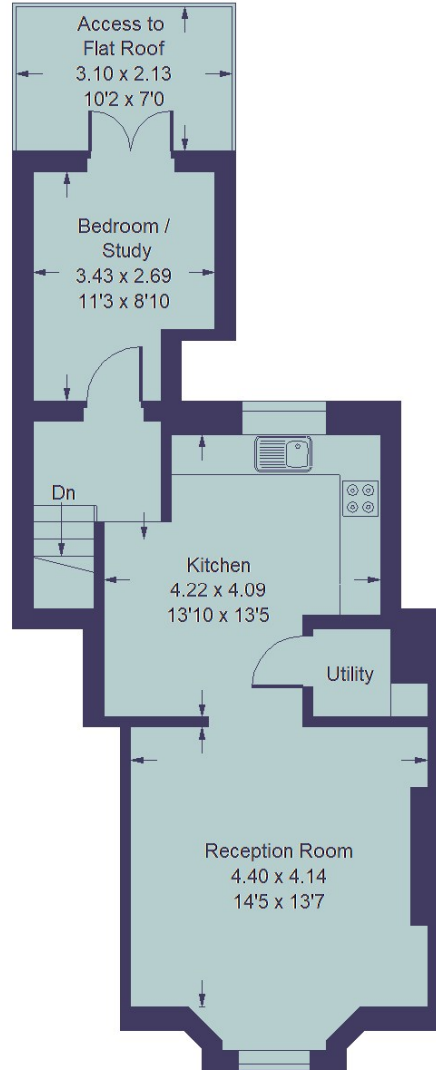
Approximate gross internal floor area: 1260 Sq. Ft./ 117.1 Sq. M.

Cathnor Road, W12

Approx Gross Internal Area
117.1 sq m / 1260 sq ft
(Including Store)



Lower Ground Floor



Raised Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

Kerr&co

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Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.