



Cathnor Road, London, W12 9JA

Asking Price £750,000

Subject to Contract

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

- Three double bedroom on the second & third floor
- Marble worktops in eat in kitchen
- In close proximity of local shops and transport facilities

- Two modern bathrooms
- Gas central heating



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A bright and spacious three-bedroom maisonette arranged over the upper two floors of a Victorian period property on Cathnor Road, ideally located in Hammersmith, close to Ravenscourt Park and the amenities of Askew Road.

Offering approximately 900 sq ft of internal accommodation, plus an additional 100 sq ft of eaves storage, the property features three well-proportioned double bedrooms, a generous reception room, a separate fitted kitchen, a family bathroom and an additional shower room.

Arranged across the second and third floors, the maisonette benefits from a practical and flexible layout, with the top-floor bedrooms offering separation from the main living accommodation. The period building adds character to the property, while the generous room proportions offer flexibility for a range of living arrangements.

Optional – Potential Roof Terrace

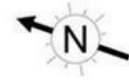
The property may also offer potential for the creation of a private roof terrace on the upper floor, providing an opportunity to introduce outdoor space, subject to the necessary planning permissions and consents.

Cathnor Road is a residential street situated between Hammersmith and Shepherd's Bush, within easy reach of the independent cafés, restaurants and shops along Askew Road. The green open spaces of Ravenscourt Park are also nearby, offering an attractive setting for walking, exercise and recreation.

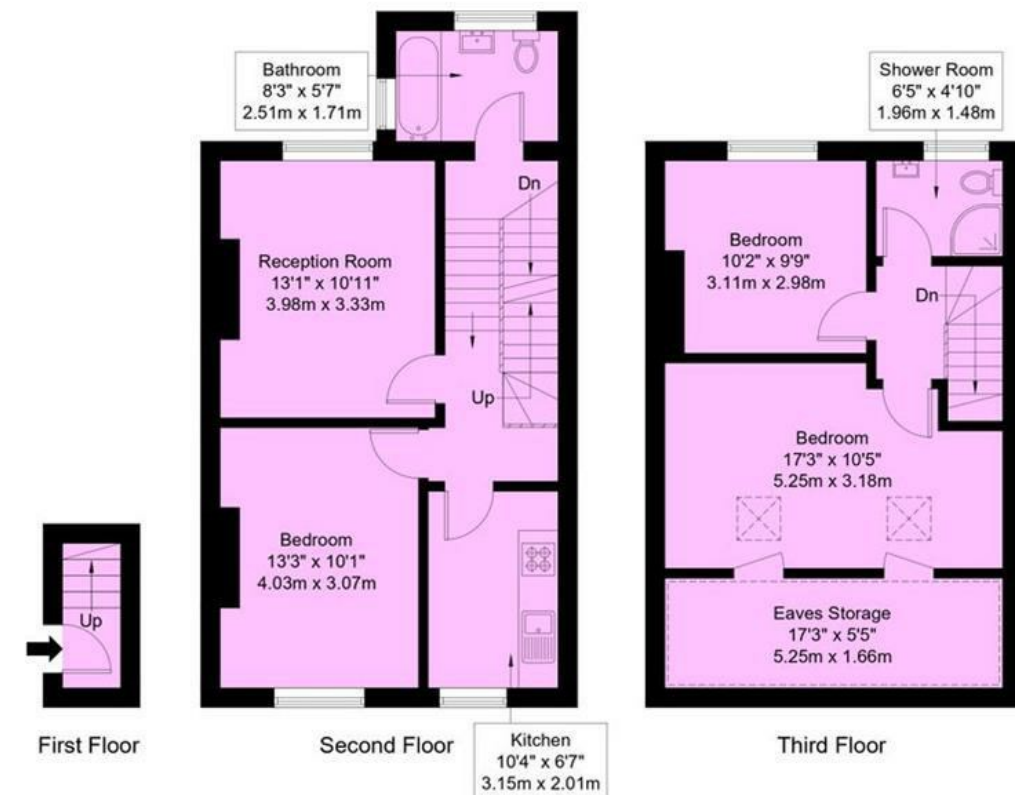
The property is well positioned for the wider amenities and transport connections of both Hammersmith and Shepherd's Bush, combining a residential setting with convenient access to central London.

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Approx Gross Internal Area = 83.5 sq m / 899 sq ft
Restricted head height / Eaves Storage = 8.9 sq m / 96 sq ft
Total = 92.4 sq m / 995 sq ft



= Reduced headroom below 1.5m / 5'0"



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Tenure Leasehold

Price Asking Price £750,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents