



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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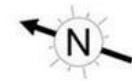
Beautifully presented three-bedroom maisonette, set over the second and top floors of an attractive Victorian period property on Cathnor Road. The property combines period charm with modern living, featuring original-style sash windows, newly fitted carpets and a blend of timber-effect flooring and carpeting. Bright, spacious and well-proportioned throughout, the property offers a comfortable and stylish home on this quiet residential side road, in close proximity of local shops and transport facilities.

The accommodation extending to approximately 899 sq ft, comprises three well-proportioned double bedrooms, a generous reception room and two bathrooms. The modern fitted kitchen is finished with elegant marble worktops and offers excellent space for dining. The main family bathroom is partly tiled and fitted with a contemporary white suite, while the loft-level shower room is also finished with a white suite and WC. Arranged over two floors, the property provides a particularly versatile and spacious layout.

Ideally positioned on Cathnor Road in Shepherd's Bush, the property is well placed for the area's excellent selection of independent cafés, restaurants, shops and everyday amenities. A range of transport links are also within easy reach, providing convenient connections into Central London and the surrounding areas. This sought-after West London location offers an excellent balance of residential living and easy access to the capital.

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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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PLAN**

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