



An exciting opportunity to fully modernise and extend a freehold house on a prime road off Brook Green.

**Caithness Road, London, W14**

Guide Price £1,950,000 Freehold





Hugely Sought After Road • South-Facing Garden • Full Refurbishment Opportunity • Victorian Terraced House • Planning Permission in Place

#### About this property

This unmodernised house comes to the market offering amazing potential to refurbish and extend, located on a very popular residential street located just off of Brook Green itself.

This house benefits from approved planning permission to convert the property back into a single dwelling house, and has a fantastic south-east facing garden. Rarely do properties of this quality come to the market and early viewings are recommended.

#### Local Information

Caithness Road is a sought after tree lined street located just off Brook Green. Conveniently situated within easy reach of Hammersmith Broadway(0.5 Miles), Kensington Olympia (0.4 Miles) and Shepherd's Bush Underground and Overground stations (0.8 Miles), transport options are excellent.

A range of good local shops, cafes, delicatessens and restaurants are close by, as is the Westfield Shopping Centre with its extensive retail, restaurant, leisure and entertainment facilities.

#### Tenure

Freehold

#### Local Authority

Hammersmith & Fulham

#### Council Tax

Band = A

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shepherds Bush & Brook Green Office.

Telephone: +44 (0) 203 618 3777.







Caithness Road, London, W14  
Gross Internal Area 2498 sq ft, 232.1 m²

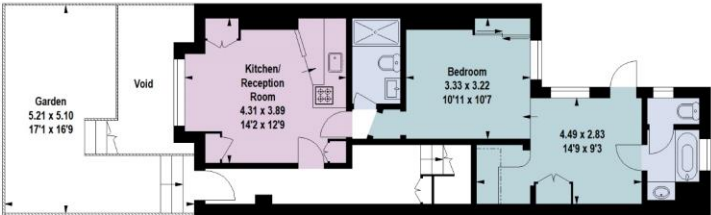
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Caithness Road, W14  
Gross internal area (approx) 244.70 sq m / 2634 sq ft  
(Including Vault)  
Vault area 2.51 sq m / 27 sq ft



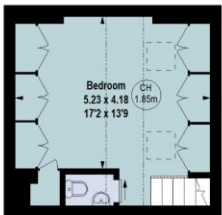
Key :  
CH - Ceiling Height



Ground Floor



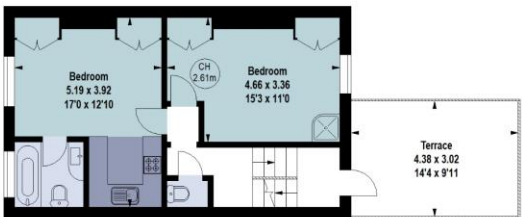
Second Floor



Third Floor



Lower Ground Floor



First Floor

For Identification Only. Not To Scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	58	76
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, Scotland & Wales		
EU Directive 2002/91/EC		

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