

Rainville Road

Hammersmith, London, W6

 LAWSONRUTTER





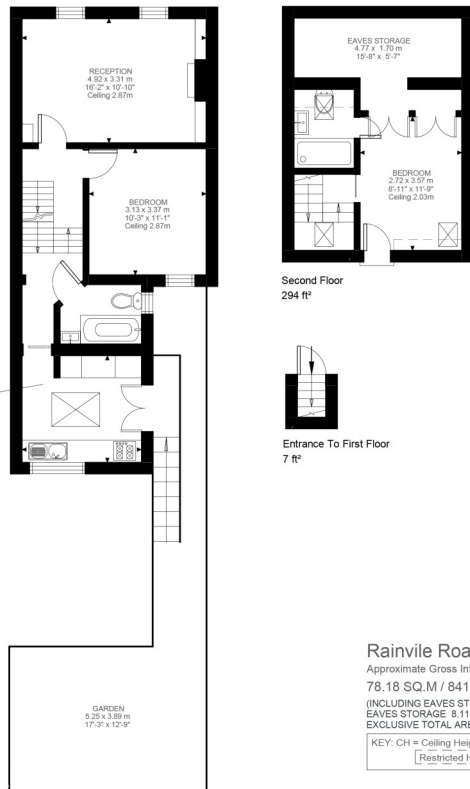
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Price Guide: £725,000

A charming and well-presented two double bedroom, two bathroom share of freehold split level period conversion flat with a fabulous private rear garden located in the ever popular Crabtree Conservation Area. The property which is light and airy throughout boasts a 16'3 reception room, a stylish 10'6 kitchen which is extremely well fitted, a lovely modern family bathroom and two generous double bedrooms, one of which benefits from a stylish en-suite bathroom and access down to the secluded private rear garden with space for entertaining.

Rainville Road is a quiet residential road located a stones' throw from the delights of the River Thames towpath and within a 10-12 minute walk to Hammersmith underground station. There are a variety of shops, restaurants, bars and pubs nearby (including The River Café, Sam's Brasserie and The Crabtree pub), as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar.



Second Floor
294 ft²

Entrance To First Floor
7 ft²

First Floor
541 ft²

Rainville Road, W6
Approximate Gross Internal Area
78.18 SQ.M / 841 SQ.FT
(INCLUDING EAVES STORAGE)
EAVES STORAGE 8.11 SQ.M / 87 SQ.FT
EXCLUSIVE TOTAL AREA 70.07 SQ.M / 754 SQ.FT
KEY: CH = Ceiling Height
Restricted Head Height

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Charming, well-presented two double bedroom, two bathroom split level period conversion
Crabtree Conservation Area | Light & airy reception room | Stylish kitchen | Lovely modern bathroom
Secluded private rear garden | Stones throw to River Thames with all its delights | No onward chain
Close to transport & a variety of amenities | 841 Sq. Ft. (78.18 Sq. M.) Share of Freehold

Full Energy Performance Certificate available on

All viewings by appointment
through our **Hammersmith Office:**

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In accordance with the Property Misdescription Act 1991, we wish to emphasise that the information given in these particulars is intended to help you decide whether you wish to view this property. Whilst every care is taken to ensure the accuracy of these particulars please note that all measurements are approximate and we are, for the accuracy of other information, reliant on what the seller has provided. We strongly recommend that you rely on your own inspections and those of your advisors to establish the details of any aspects which are of particular importance. Please note that we have not undertaken any survey of the property or the appliances within it and the buyer must rely on their own investigations prior to exchange of contracts.

