

Silverton Road

Hammersmith, London, W6

 LAWSONRUTTER





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Price Guide: **£1,350,000**

As sole agents we are thrilled to offer this extremely stylish and beautifully presented four-bedroom, two-bathroom period house located in the much sought after Crabtree Conservation Area.

The property which measures 1546 sq. ft. comprises on the ground floor of a wonderful double reception room which benefits from two period fireplaces, wooden floors, plantation shutters and stylish built in alcove shelving with cupboards beneath. The 16'10 x 12'6 kitchen breakfast room, with vaulted ceiling, has been completely refurbished and includes a stunning range cooker, black Corian worksurface and access through French doors to the secluded south facing garden.

The first floor comprises three bedrooms and a newly refurbished family bathroom, whilst the top floor comprises an exceptionally spacious master bedroom with walk in wardrobe and en-suite shower room. Silverton Road further benefits from original features and excellent storage throughout. The River Thames towpath is a stone's throw away as are a wide variety of shops are nearby including Waitrose, Sainsburys, Café Nero and Pret-a-Manger. Freehold. No onward chain.



Extremely stylish four bedroom period house

Crabtree Conservation Area | Measuring 1546 SQ. FT.

Double reception room with two period fireplaces

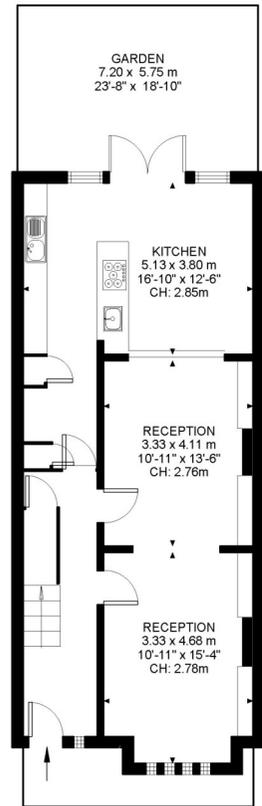
Stunning kitchen/breakfast room with vaulted ceiling and range cooker

Master bedroom with en suite shower room

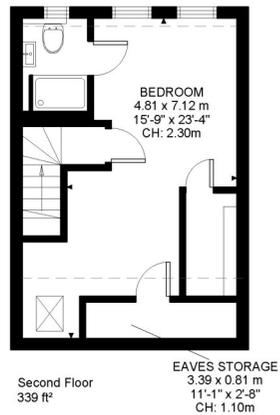
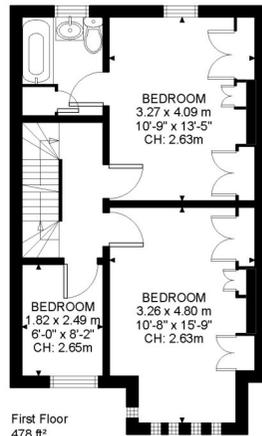
South facing garden | Stones throw to River Thames towpath

Good transport links to Hammersmith and the West End

Freehold | 1,546 Sq. Ft. (143.60 Sq. M.)



Ground Floor
697 ft²



Silverton Road, W6

Approximate Gross Internal Area
143.60 SQ.M / 1546 SQ.FT
(INCLUDING EAVES STORAGE)
EAVES STORAGE 2.97 SQ.M / 32 SQ.FT
EXCLUDING EAVES TOTAL AREA 140.63 SQ.M / 1514 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

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



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Local Authority: **The Borough of Hammersmith & Fulham** * Tenure: **Freehold*** Price Guide: **£1,350,000**

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.

