

# Rosedew Road

Hammersmith, London, W6







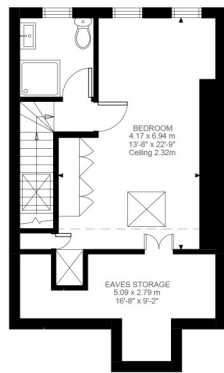
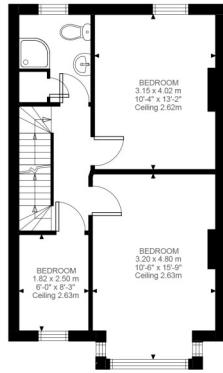
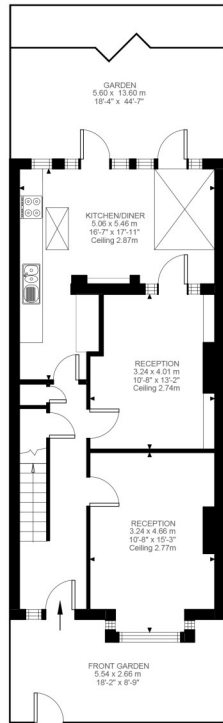
## Rosedew Road

### Hammersmith, London, W6

Price Guide: £1,200,000

A fantastic opportunity to acquire this charming four-bedroom Edwardian terraced house with a wonderful 44'7 south facing garden in the Crabtree Conservation Area. The ground floor benefits from two separate reception rooms, a well fitted 17'1 x 16'7 kitchen breakfast room with French doors leading onto the fabulous south facing garden.

The first floor boasts three bedrooms and a well fitted family bathroom, whilst the top floor comprises the fourth bedroom with an en-suite shower room. Rosedew Road is superb location and much sought after being within a short walk to the River Thames towpath and only a 7 – 8 minute walk to Hammersmith underground station and offers easy access to its' numerous restaurants, bars and pubs as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Freehold. No onward chain



Rosedew Road, W6  
Approximate Gross Internal Area  
133.06 SQ.M / 1432 SQ.FT  
(EXCLUDING EAVES STORAGE)  
EAVES STORAGE 9.85 SQ.M / 106 SQ.FT  
INCLUSIVE TOTAL AREA 142.91 SQ.M / 1538 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

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

Fantastic opportunity to acquire this charming four bedroom Edwardian terraced house  
Crabtree Conservation Area | Two reception rooms | Fabulous kitchen /breakfast room  
South facing garden | Short walk to River Thames | No onward chain | Two bathrooms (one en suite)  
Close to transport & numerous amenities | 1432 Sq. Ft. (133.06 Sq. M.) Freehold

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

T: 020 7385 7000  
E: [hammersmith@lawsonrutter.com](mailto:hammersmith@lawsonrutter.com)

192Fulham Palace Road, London  
W6 9PA

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.

