

Bowfell Road

Hammersmith, London, W6

 LAWSONRUTTER





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Price Guide: £1,250,000

An exceptional, wider than average four bedroom, two bathroom, end of terrace period house with a south facing garden, located in one of the most popular roads within the Crabtree Conservation Area. This house requires updating throughout but offers the potential to be an incredible family home and comprises on the ground floor from a cloakroom with WC, front reception room, extended rear reception room/family room, utility room, fully fitted kitchen and access to the private south facing garden. The first floor benefits from three bedrooms and a family bathroom whilst the top floor comprises an additional bedroom and bathroom. Further benefits include extremely useful side access.

Bowfell Road is a quiet residential road located a stones' throw from the delights of the River Thames towpath and within an 8 -10 minute walk to Hammersmith underground station. There are a variety of shops, restaurants, bars and pubs nearby including the River Café, Sam's Brasserie, Brasserie Blanc and the Crabtree gastro pub, as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Freehold. No onward chain.



Bowfell Road, W6
 Approximate Gross Internal Area
168.81 SQ.M / 1817 SQ.FT
 (INCLUDING EAVES STORAGE)
 EAVES STORAGE: 18.90 SQ.M / 203 SQ.FT
 EXCLUSIVE TOTAL AREA 149.91 SQ.M / 1614 SQ.FT

KEY: CH = Ceiling Height
 [] = Restricted Head Height

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

Exceptional, wider than average four bedroom end of terrace house offering fantastic scope and potential

Crabtree Conservation Area | Two reception rooms | Fully fitted kitchen | Two bathrooms & cloakroom

Private south facing garden | Stones throw to River Thames towpath | No onward chain

Close to transport & numerous amenities | 1817 Sq. Ft. (168.81 Sq. M.) Freehold

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

T: 020 7385 7000
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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.

