

# Rannoch Road

Hammersmith, London, W6





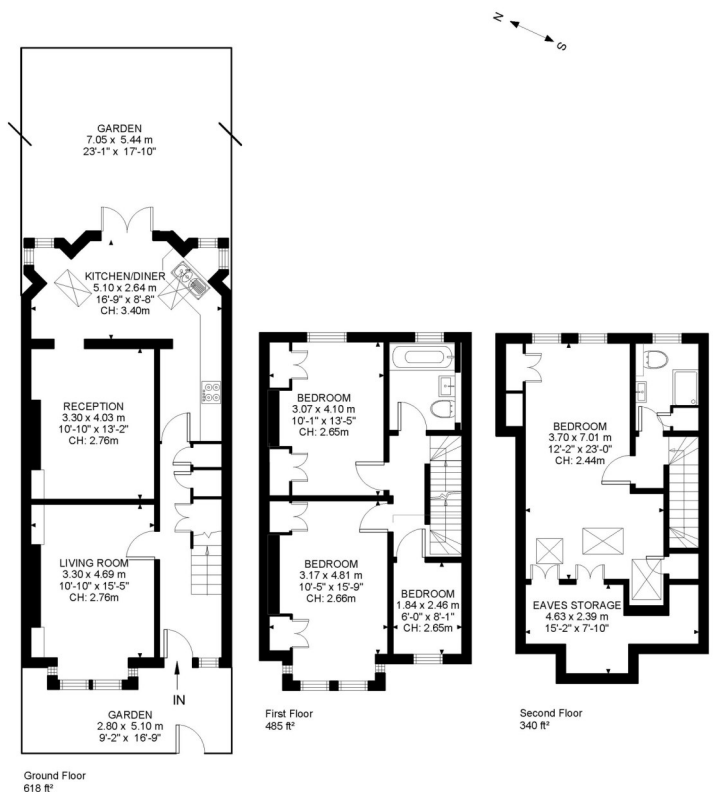


## Rannoch Road

Hammersmith, London, W6

Price Guide: £1,200,000

A beautifully presented four bedroom, two bathroom period house located in a highly sought after road within the Crabtree Conservation Area and only a 6-7 minute walk to Hammersmith underground station. The house benefits from many original features including tiled flooring and ornate woodwork in the hallway as well as a range of beautiful fireplaces throughout; there are also many modern touches including a recently fitted kitchen and two stunning bathrooms. The accommodation comprises on the ground floor of a stylish reception room, a spacious dining room and a lovely 16'9 eat in kitchen/breakfast room which opens onto the secluded rear garden. The first floor benefits from three bedrooms and a stunning bathroom, with a further bedroom (en-suite) located on the top floor. Rannoch Road is ideally located for the River Thames towpath 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.



Rannoch Road, W6  
Approximate Gross Internal Area  
142.54 SQ.M / 1534 SQ.FT  
(INCLUDING EAVES STORAGE)  
EAVES STORAGE 8.56 SQ.M / 92 SQ.FT  
EXCLUDING EAVES STORAGE 133.98 SQ.M / 1442 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

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

Beautifully presented four bedroom, two bathroom period house

Crabtree Conservation Area | Stylish reception rooms | Eat in kitchen/breakfast room | Dining room

Secluded rear garden | Stones throw to River Thames | Original features throughout

Close to transport & amenities | 1534 Sq. Ft. (142.54 Sq. M.) Freehold

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.

