

# St. James Street

Hammersmith, London, W6





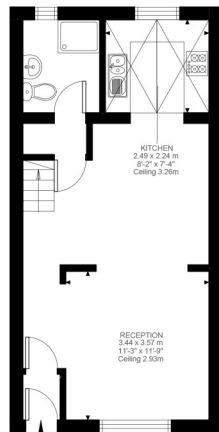


## St. James Street

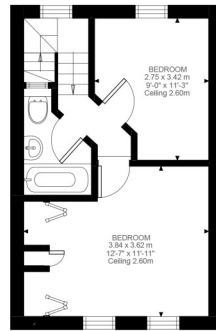
### Hammersmith, London, W6

Price Guide: £715,000

A fantastic two double bedroom, two-bathroom split-level maisonette located on a highly regarded and sought-after residential road close to the River Thames towpath and within a 4 -5 minute walk to Hammersmith underground station. The property which is extremely bright and airy throughout benefits from its' front door, a 11'8 x 11'2 reception room which opens onto a 11'8 x 11'2 dining room and a well fitted kitchen with a beautiful picture window and a vaulted conservatory style roof light. A shower room with WC is also located on the raised ground floor. The first floor comprises the two double bedrooms, a well fitted modern bathroom suite and access to the loft space which has useful storage. St James Street is a quiet non-cut through road offering easy access to the River Thames and a variety of local amenities including Waitrose, Sainsburys, Café Nero and Pizza Express as well as the River Thames' numerous restaurants, bars and pubs, including the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Share of Freehold. No onward chain.



Raised Ground Floor  
468 ft²



First Floor  
349 ft²

St. James St, W6  
Approximate Gross Internal Area  
75.86 SQ.M / 817 SQ.FT

### Fantastic two double bedroom split-level maisonette

Highly sought after area | Spacious reception room | Dining room | Well fitted kitchen with vaulted roof  
Family bathroom, shower room & WC | Loft space with useful storage | Close to Hammersmith station  
Stones throw to River Thames | 817 Sq. Ft. (75.66 Sq. M.) Share of Freehold | No onward chain

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

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

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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.



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

