

Lochaline Street

Hammersmith, London, W6

 LAWSONRUTTER



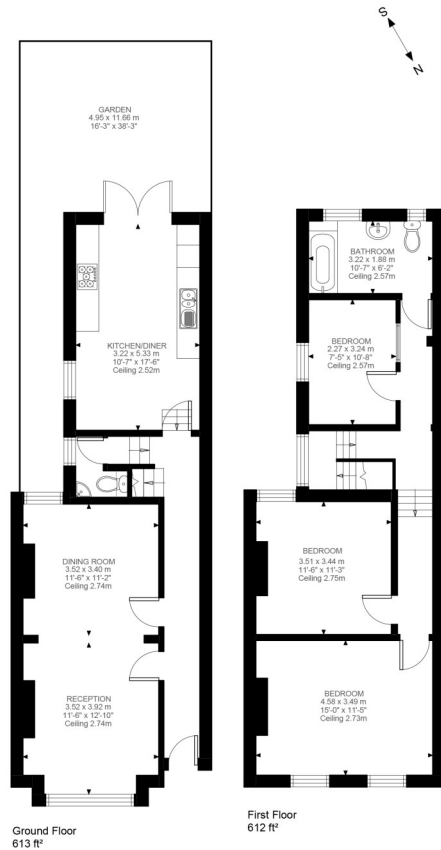


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Hammersmith, London, W6

Price Guide: £1,125,000

An extremely rare, larger than average un-extended three double bedroom Victorian house with a south facing garden located in a lovely part of the Crabtree Conservation Area, within a 2 – 3 minute walk to the River Thames towpath. The accommodation comprises of a large double reception room, cloakroom and a spacious kitchen breakfast room which leads onto the south facing garden. The first -floor benefits from three double bedrooms, a family bathroom and loft access. An exceptional feature is the scope and potential to extend the house into either a four or a five-bedroom property by adding a loft conversion and second floor rear addition. There is also potential for a ground floor side extension (all subject to the usual planning constraints). Lochaline Street is superbly located, just 6 -7 minutes' walk to Hammersmith underground station and a stone's throw from the superb pubs and restaurants along the river which include, The Crabtree, River Café, Sam's Riverside, Brasserie Blanc, The Dove and the recently renovated Riverside Studios which boasts two cinemas, café, restaurant and art gallery. Freehold. No onward chain.



Lochaline Street, W6
Approximate Gross Internal Area
113.76 SQ.M / 1225 SQ.FT

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

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

Extremely rare, un-extended three double bedroom house offering fantastic scope and potential
Popular location | Double reception room | Spacious kitchen/breakfast room | Bathroom & Cloakroom
South facing garden | Stones throw to River Thames | No onward chain
Close to transport & numerous amenities | 1225 Sq. Ft. (113.78 Sq. M.) Freehold

All viewings by appointment through our **Hammersmith Office**:
T: 020 7385 7000
E: 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.

