

Ellaline Road

Hammersmith, London, W6

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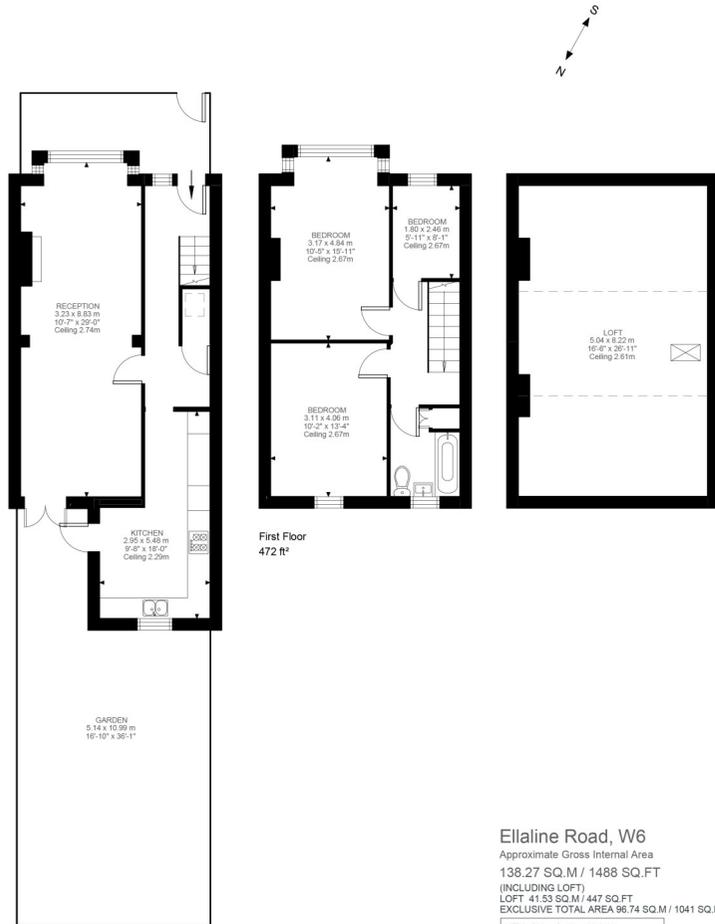




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Price Guide: £999,950



An exciting opportunity to acquire a three bedroom period house located in an extremely popular road within the much sought after Crabtree Conservation Area. The house which requires updating throughout, benefits on the ground floor from a double reception room with French doors to the garden and a partially extended kitchen, whilst the top floor comprises three bedrooms and a bathroom. There is scope to extend into the loft area also to the rear on the ground floor (subject to the usual planning constraints).

Ellaline Road is superb location and much sought after being within a short walk to the River Thames towpath and only a 10 – 12 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.

Exciting opportunity to acquire a three bedroom period house | Crabtree Conservation Area
 Scope to extend (subject to usual planning constraints) | Double reception room
 Kitchen | Family bathroom | Private Garden | Short walk to River Thames towpath | No onward chain
 Freehold | 1488 Sq. Ft (138.27 Sq. M)

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.



Ellaline Road, W6
Approximate Gross Internal Area
138.27 SQ.M / 1488 SQ.FT
(INCLUDING LOFT)
LOFT 41.53 SQ.M / 447 SQ.FT
EXCLUSIVE TOTAL AREA 96.74 SQ.M / 1041 SQ.FT

Ground Floor
570 ft²

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

