

# Colwith Road

Hammersmith, London, W6







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Price Guide: £1,250,000

A fantastic opportunity to acquire this lovely four bedroom, two bathroom period house located within the ever popular Crabtree Conservation Area. The house which is well presented throughout comprises on the ground floor from a reception room with period fireplace, wooden flooring and built in shelving, a modern fully fitted kitchen and a separate dining room/family room with French doors leading onto the 26' west facing rear garden. The first floor benefits from three bedrooms and a modern family bathroom, whilst the top floors comprises an extremely spacious master bedroom and an additional bathroom.

The house further benefits from excellent wardrobe space and eaves storage. Colwith Road is a superb location and much sought after being within a short walk to the River Thames towpath and only a 7 – 8 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.



Colwith Road, W6  
Approximate Gross Internal Area  
136.05 SQ.M / 1464 SQ.FT  
(INCLUDING EAVES STORAGE)  
EAVES STORAGE: 5.39 SQ.M / 58 SQ.FT  
EXCLUSIVE TOTAL AREA: 130.66 SQ.M / 1406 SQ.FT

Fantastic opportunity to acquire a four double bedroom, two bathroom period house  
Crabtree Conservation Area | Reception room with period fireplace & wooden flooring | Modern kitchen  
Dining/family room | West facing rear garden | Stones throw to River Thames towpath  
Close to transport & a variety of amenities | 1464Sq. Ft. (136.05 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.



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

