

# MusardRoad

Hammersmith, London, W6



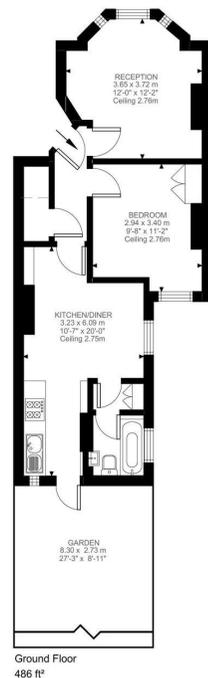


# Musard Road

## Hammersmith, London, W6

Price Guide: £475,000

A superb one bedroom ground floor Victorian conversion flat with a private rear garden located in a popular residential road. The accommodation comprises a 12'2 bay fronted living room with period fireplace and plantation shutters, a generous double bedroom with built in wardrobes and period fireplace, a modern white bathroom suite and a fully fitted kitchen which opens onto a dining area with ample space for dining table and chairs. The private garden offers plenty of space for additional entertaining and al-fresco dining. This is the ideal first time buyer flat. Musard Road is an extremely popular enclave of West London, close to the prestigious Queens Club and within walking distance to Barons Court, West Kensington & Brompton Road with convenient access to tube and overground services, as well as the River Thames towpath. There are numerous shops and restaurants nearby in Munster Village and along the Fulham Palace Road including Waitrose, Sainsburys, Café Nero, Pret-a-Manger, Loco Locale and The Crabtree Pub. No onward chain.



Musard Road, W6  
Approximate Gross Internal Area  
45.14 SQ.M / 486 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

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

Superb one bedroom Victorian conversion flat in extremely popular enclave | Ideal first time buy

Prestigious Queens Club closeby | Bay fronted reception room with period fireplace | Fully fitted kitchen

Private rear garden | Within walking distance to River Thames | No onward chain

Close to transport & numerous amenities in Munster Village | 486 Sq. Ft. (45.14 Sq. M.) Share of 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.

