









## Colwith Road

Hammersmith, London, W6

Price Guide: £699,950

A stunning and rarely available two double bedroom ground floor garden flat with its' own front door located on one of the most sought-after roads within the Crabtree Conservation Area. The property which has been recently refurbished throughout benefits from a 12'2 x 12'1 reception room with wooden floors, a stylish fully fitted kitchen with space for a dining table and chairs, two generous double bedrooms and a lovely modern bathroom suite. Further benefits include a secluded south facing rear garden and a Share of Freehold. Colwith Road is ideally located being less than two minutes' walk from the River Thames towpath and 8-10 minutes to Hammersmith underground station. There are a variety of local amenities including Waitrose, Sainsburys, Café Nero as well as the River Thames' numerous restaurants, bars and pubs, including The River Café and the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. No onward chain.

Stunning, rarely available two double bedroom ground floor garden flat with own front door

Crabtree Conservation Area | Spacious reception room with wooden floors | Stylish kitchen

Private south facing garden | Stones throw to River Thames | No onward chain

Close to Riverside Studios with numerous amenities | 737 Sq. Ft. (68.45 Sq. M.) Share of Freehold

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 propierty or the appliances within it and the buyer must rely on their own investigations prior to exchange of contracts.





GARDEN 2.95 x 4.01 m

Ground Floor 737 ft<sup>2</sup> Colwith Road, W6

Approximate Gross Internal Area

68.45 SQ.M / 737 SQ.FT

Restricted Head Height

KEY: CH = Ceiling Height







