

Averill Street

Hammersmith, London, W6





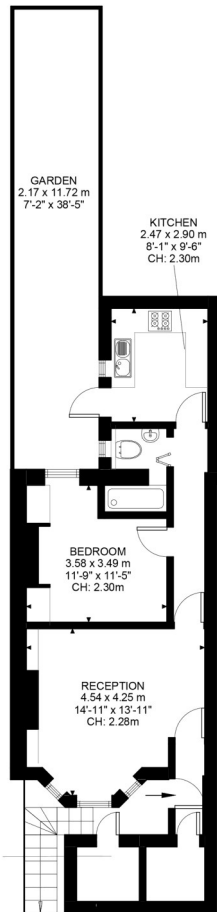
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Price Guide: £475,000

Lawson Rutter are delighted to offer this beautifully presented one bedroom garden flat with the added benefit of its' own front door in this extremely popular residential road close to both Hammersmith and Barons Court underground stations.

The property which has been recently renovated comprises of a smart entry hallway with storage area, spacious 15' reception room with fireplace, generous double bedroom with views to the garden, stylish and newly fitted shower room and a well-appointed kitchen with a door leading out to a stunning 38' private garden with seating area and mature borders. Further benefits include a share of freehold.



Averill Street W6
 Approximate Gross Internal Area
 49.26 SQ.M / 530 SQ.FT
 (Excluding Storage)
 Eaves Storage: 554 ft² / 51.5 m²

KEY: CH = Ceiling Height
 [Restricted Head Height]

Lower Ground Floor
 530 ft²

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

Beautifully presented one double bedroom garden flat

Private entrance | Recently renovated | 15' Reception room | Well appointed kitchen

Newly fitted shower room | Short walk to River Thames towpath | 38' Garden with seating area

Close to transport & amenities | 530 Sq. Ft. (49.26 Sq. M.) Share of Freehold

All viewings by appointment through our **Hammersmith Office:**

T: 020 7385 7000
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192 Fulham 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.

