

# Wingrave Road

Hammersmith, London, W6

 LAWSONRUTTER



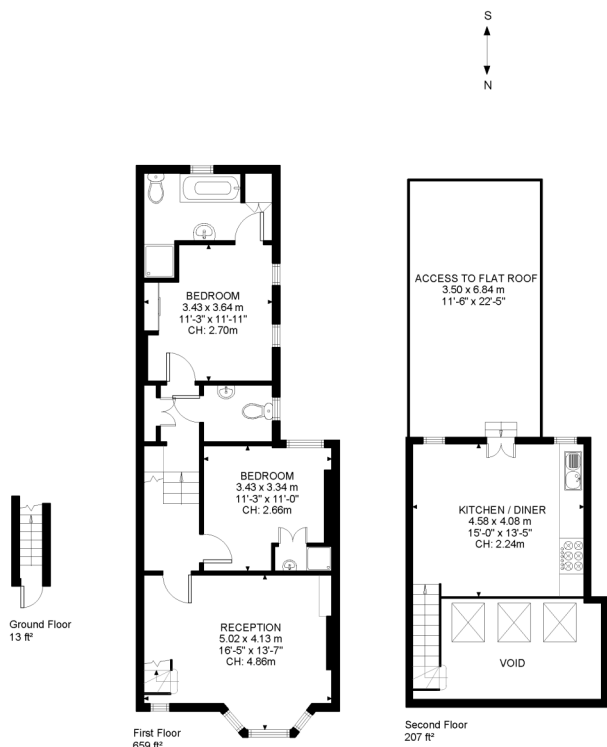




## Wingrave Road Hammersmith, London, W6

Price Guide: £650,000

A fantastic split level two double bedroom Victorian conversion flat located on one of the Crabtree Conservation Areas favoured roads. At just under 900sqft, the property has wonderful living accommodation and boasts a unique layout perfect for entertaining guests. Further benefits include two generous double bedrooms both with en-suite, a separate WC, a well fitted 15'0 x 13'5 eat in galleried kitchen/breakfast room with French doors leading to a flat roof area and a wonderfully light and spacious 16'5 x 13'7 south facing reception room with vaulted ceilings. There is the added potential for further improvements and space, by creating a second floor rear addition and roof terrace (subject to the usual planning consent – NB: precedent has been set by other similar properties on the road). Wingrave Road is a highly sought after road being within a 10 minute walk of Hammersmith underground station, 50 meters from the River Thames towpath which offers you a wide variety of new restaurants and bistro pubs and just a short walk to a selection of shops and cafes such as Waitrose, Tesco, Sainsburys, Pret a Manger and Cafe Nero.



Wingrave Road, W6  
Approximate Gross Internal Area  
81.71 SQ.M / 880 SQ.FT  
(EXCLUDING VOID)

KEY: CH = Ceiling Height  
[Restricted Head Height]

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

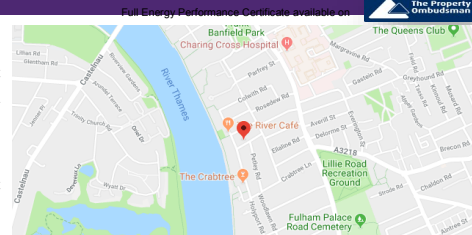
Fantastic split-level two double bedroom Victorian conversion flat  
Crabtree Conservation Area | Spacious reception room | Eat-in kitchen/breakfast room  
Potential to extend (subject to usual planning constraints) | Two en suite bathrooms | Leasehold  
Stone's throw to River Thames | Close to transport & amenities | 850 Sq. Ft. (81.71 Sq. M.)

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

T: 020 7385 7000  
E: [hammersmith@lawsonrutter.com](mailto:hammersmith@lawsonrutter.com)

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.



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