Silverton Road

Hammersmith, London, W6

LAWSONRUTTER

Silverton Road, Hammersmith, London, W6

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Price Guide: **£1,250,000**

A superb larger than average four-bedroom, two-bathroom period family house with a west facing garden located in a highly popular road within the Crabtree Conservation Area.

The property which measures 1672 sq. ft. in total benefits on the ground floor from a lovely double reception room with solid wood flooring, fireplace and built-in shelving, cloakroom and a spacious 20'4 x 17'10 eat in kitchen/breakfast room with doors leading to the private rear garden. The first floor comprises three bedrooms and a family bathroom, whilst the top floor benefits from another bedroom and bathroom.

Further benefits include an extremely useful home office/workshop located in the garden. Silverton Road further benefits from original features and excellent storage throughout. The River Thames towpath is a stone's throw away with its' wonderful selection of pubs and restaurants and there are a wide variety of shops nearby including Waitrose, Sainsburys, Café Nero and Pret-a-Manger. Freehold. No onward chain.

Superb, larger than average four bedroom period house

Crabtree Conservation Area | Measuring 1672 SQ. FT.

Double reception room with solid wood flooring and period fireplace

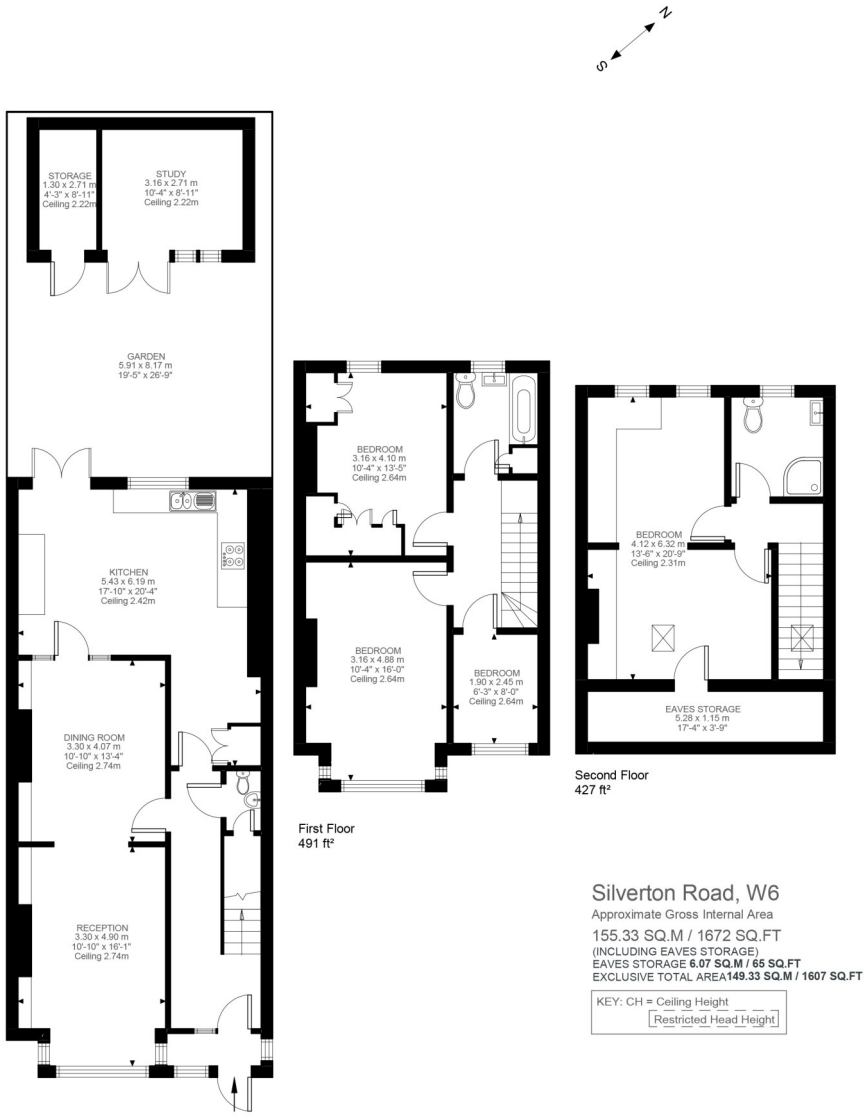
Spacious eat-in kitchen/breakfast room with doors leading to garden

Two bathrooms & cloakroom | Numerous original features

West facing garden | Stones throw to River Thames towpath

Good transport links to Hammersmith and the West End

Freehold | 1,672 Sq. Ft. (155.33 Sq. M.)



Ground Floor
754 ft²

First Floor
491 ft²

Second Floor
427 ft²

Silverton Road, W6

Approximate Gross Internal Area

155.33 SQ.M / 1672 SQ.FT

(INCLUDING EAVES STORAGE)

EAVES STORAGE **6.07 SQ.M / 65 SQ.FT**

EXCLUSIVE TOTAL AREA**149.33 SQ.M / 1607 SQ.FT**

KEY: CH = Ceiling Height
Restricted Head Height

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

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Local Authority: ***The Borough of Hammersmith & Fulham*** * Tenure: ***Freehold**** Price Guide: ***.£1,250,000***

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

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E: hammersmith@lawsonrutter.com

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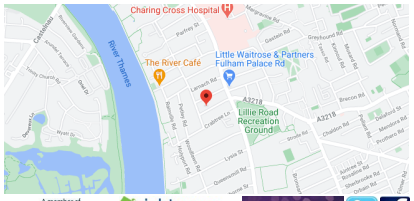
In accordance with the Property Misdescription Act 1991, we wish to emphasise that the information given in these particulars is intended to help you decide whether you wish to view this property. Whilst every care is taken to ensure the accuracy of these particulars please note that all measurements 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.

Full Energy Performance Certificate available on request



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