

Petley Road

Hammersmith, London, W6

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Price Guide: **£1,450,000**

An outstanding five bedroom, two bathroom period house with a 70' garden located in arguably the prettiest road in the Crabtree Conservation Area. The house has been completely refurbished and fully extended throughout to offer an exceptional family home offering extremely rare living and entertaining space both inside and outside. There is also the added benefit of a large cellar which currently offers brilliant storage space, but has the potential to be extended and renovated (subject to the usual planning constraints). The ground floor comprises a 25'2 x 11'8 double reception room with fireplace, wooden floors and built in cupboards and shelving, downstairs cloakroom, and a wonderful 27'2 x 14'2 kitchen breakfast room/family room with bi-fold doors opening onto a unique 70' lawned garden which is beautifully maintained with two separate entertaining areas offering fabulous outdoor living. The first floor benefits from three generous bedrooms and a stylish family bathroom, whilst the top floor comprises two further bedrooms and a further shower room. Measuring 2,086 sq. ft. this house needs to be viewed in order to appreciate what a special property it is. The River Thames towpath is located a stones throw away and offers easy access to its' numerous restaurants, bars and pubs (River Café, The Crabtree, Blue Boat, Brasserie Blanc) as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Hammersmith underground station is within a 10-12 minute walk and offers easy access to the West End and Heathrow. Freehold

Outstanding five bedroom period house

Crabtree Conservation Area | Fully extended throughout | Cellar

Double reception room with period fireplace & wooden floors

Stunning kitchen/breakfast /family room with bi-fold doors

Two bathrooms with en suite shower room to master bedroom

Stunning 70' garden | Stones throw to River Thames towpath

Good transport links to Hammersmith and the West End

Freehold | 2086 Sq. Ft. (193.79 Sq. M.)

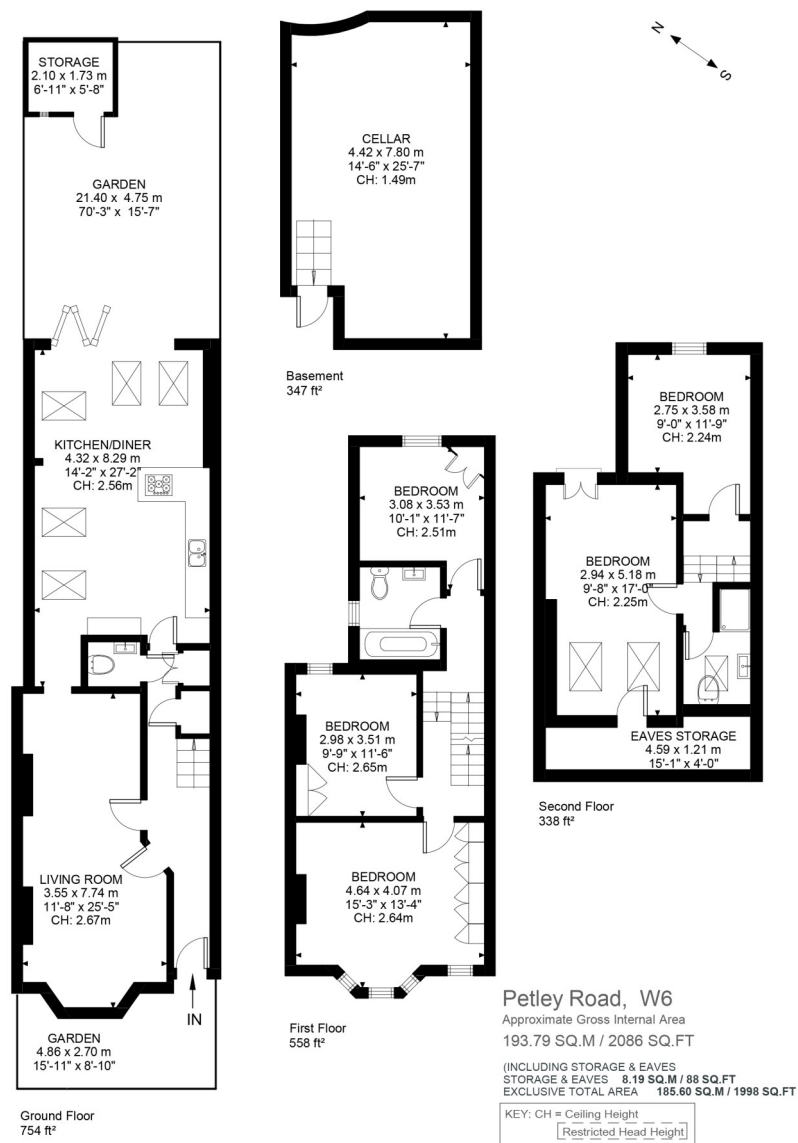


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



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Local Authority: **The Borough of Hammersmith & Fulham** * Tenure: **Freehold*** Price Guide: **£1,450,000**

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 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

