

# Skelwith Road

Hammersmith, London, W6

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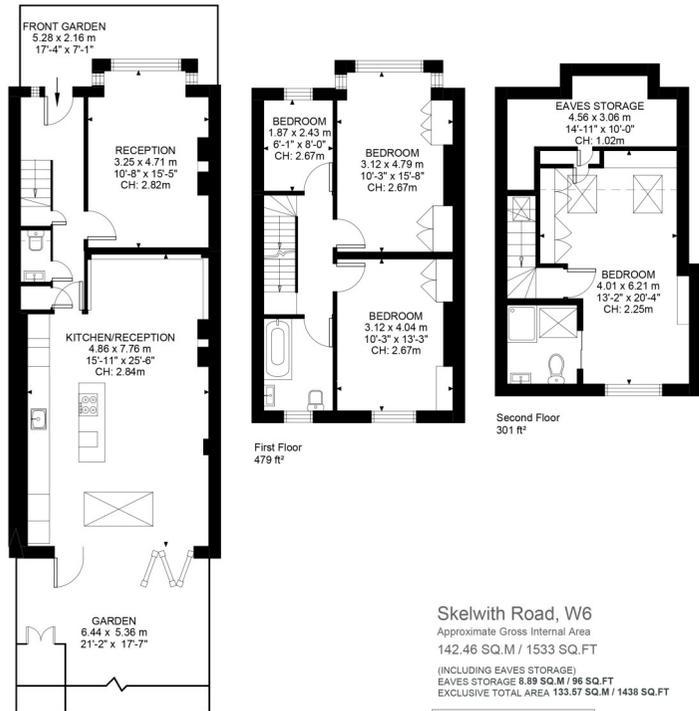
# Skelwith Road

Hammersmith, London, W6

Price Guide: £1,325,000



A fabulous four-bedroom, two-bathroom period house located on a much sought-after road within the popular Crabtree Conservation Area. The property which benefits from Scandinavian oak flooring throughout, comprises on the ground floor of a 15'5 x 10'8 reception room with surround sound and beautiful marble fireplace with remote control gas fire, "Harry Potter WC", separate utility cupboard, and a stunning 25'6 x 15'11 kitchen breakfast room/family room (*bespoke kitchen by Kitchen Connections*) with bi-fold doors leading onto the secluded south facing garden. The first floor comprises three bedrooms and a family bathroom, whilst the top floor benefits from an exceptional 20'4 x 13'2 master bedroom with built in wardrobes and a stunning en-suite shower room with Italian tiles and rainwater shower head. Skelwith Road is a quiet residential road located a stones' throw from the delights of the River Thames towpath and within a 10 -12 minute walk to Hammersmith underground station. There are a variety of shops, restaurants, bars and pubs nearby as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Freehold.



Skelwith Road, W6  
Approximate Gross Internal Area  
142.46 SQ.M / 1533 SQ.FT  
(INCLUDING EAVES STORAGE)  
EAVES STORAGE 8.89 SQ.M / 96 SQ.FT  
EXCLUSIVE TOTAL AREA 133.57 SQ.M / 1438 SQ.FT

KEY: CH = Ceiling Height  
(Restricted Head Height)

Ground Floor  
658 ft<sup>2</sup>

Fabulous four bedroom, two bathroom (one en suite) period house in popular Crabtree Conservation Area  
Scandinavian oak flooring throughout | Reception room with surround sound and marble fireplace  
Stunning kitchen/breakfast/family room | Short walk to River Thames & Fulham Riviera | Secluded garden  
Close to transport & Riverside Studios | 1497 Sq. Ft. 139.12 Sq. M.) Freehold

Full Energy Performance Certificate available on

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

T: 020 7385 7000  
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.



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

