

# Musard Road

Hammersmith, London, W6

 LAWSONRUTTER





# Musard Road

## Hammersmith, London, W6

Price Guide: £1,595,000

An outstanding four bedroom, three bathroom period house that has been refurbished to an extremely high standard and that benefits from exceptional features throughout. The accommodation on the ground floor comprises a stunning entrance hall with tiled flooring and beautiful crittal windows and doors opening onto the 26'9" reception room with parquet flooring and period fireplace, downstairs cloakroom, and a wonderful 20'7" x 15'5" kitchen breakfast / family room with a stunning fully fitted kitchen, with exposed steel beams and exposed brick feature wall. There are also bi-fold doors from the kitchen leading onto pretty rear garden. The first floor benefits from two bedrooms and two bathrooms (including the principal bedroom en-suite), whilst the top floor comprises two further double bedrooms and another bathroom. Musard Road is an extremely popular enclave of West London, close to the prestigious Queens Club and within walking distance to Barons Court, West Kensington & Brompton Road with convenient access to tube and overground services, as well as the River Thames towpath. There are numerous shops and restaurants nearby in Munster Village and along the Fulham Palace Road including Waitrose, Sainsburys, Café Nero, Pret-a-Manger, Loco Locale and The Crabtree Pub. Freehold.

Outstanding four bedroom, three bathroom period house refurbished to extremely high standard  
 Popular location | Stunning reception room with parquet flooring | Fully fitted kitchen/breakfast/family room  
 Pretty rear garden | Within walking distance to River Thames | Close to prestigious Queens Club  
 Close to transport & numerous amenities | 1616 Sq. Ft. (150.13 Sq. M.) Freehold

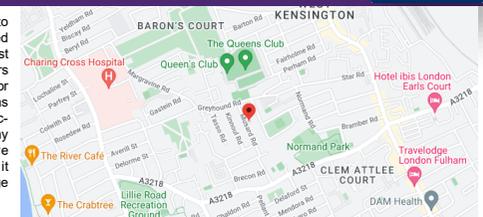
Full Energy Performance Certificate available on

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

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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.



Musard Road, W6  
 Approximate Gross Internal Area  
 150.13 SQ.M / 1616 SQ.FT  
 (INCLUDING EAVES STORAGE)

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

