

Averill Street

Hammersmith, London, W6

 LAWSONRUTTER





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Price Guide: £1,325,000

A beautifully presented and recently refurbished four bedroom, two bathroom period house with a south facing garden, located in a popular residential road close to both Hammersmith and Barons Court underground stations. The property comprises on the ground floor from a cloakroom, 28'6 x 15'4 double reception room with fireplace, built in dwarf cupboards and solid wood flooring, a stunning 21'8 x 15'1 kitchen breakfast room/family room with doors opening onto the rear garden.

The first floor benefits from three generous double bedrooms and a stylish family bathroom, whilst the top floor comprises a further beautifully fitted bathroom and the principle bedroom. The garden is of particular delight with a covered built in kitchen area and ample space for entertaining. There is also a roof terrace. Averill Street is a short walk to the river and Thames Path, the excellent shopping and amenities at Hammersmith Broadway, as well as all the new bars and restaurants at the Fulham Reach and Riverside Studios developments, including Brasserie Blanc, Sam's Riverside, The Crabtree gastropub, The Blue Boat and many more. There is also a short walk to Waitrose, Sainsbury's, Café Nero and Pret-a-Manger

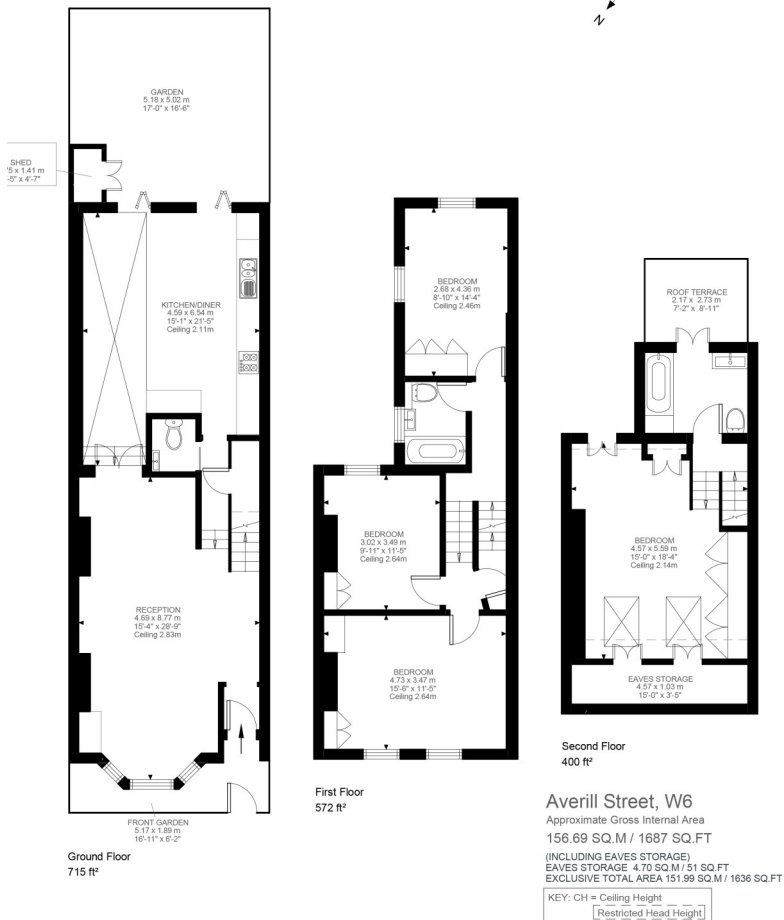


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Beautifully presented four bedroom period house which has been recently refurbished throughout

Popular location | Double reception room | Stunning kitchen/breakfast/family room | Two bathrooms

Private south facing garden | Stones throw to River & Thames Path | Excellent shopping in Hammersmith

Close to transport & variety of local amenities | 1687 Sq. Ft. (156.69 Sq. M.) Freehold

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.

