

# Rannoch Road

Hammersmith, London, W6

 LAWSONRUTTER







## Rannoch Road

Hammersmith, London, W6

O.I. E. O.: £1,000,000

An rare opportunity to acquire an un-extended three bedroom period house with garage located in an extremely popular road within the much sought after Crabtree Conservation Area. The house which requires updating throughout, benefits on the ground floor from a double reception room and a kitchen, whilst the top floor compromises three bedrooms and a bathroom. There is scope to extend into the loft area also to the rear on the ground floor (subject to the usual planning constraints). Rannoch Road is superb location and much sought after being within a short walk to the River Thames towpath and only a 7 – 8 minute walk to Hammersmith underground station and offers easy access to its' numerous restaurants, bars and pubs as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Freehold. No onward chain.



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

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

T: 020 7385 7000  
E: [hammersmith@lawsonrutter.com](mailto:hammersmith@lawsonrutter.com)

192Fulham Palace Road, London  
W6 9PA

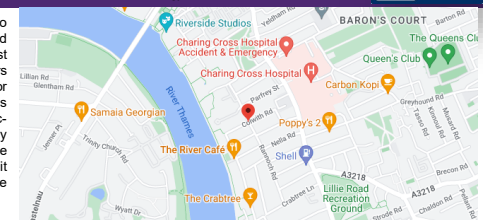
Un-extended period house | Fantastic scope and potential to extend

Double reception room | Three bedrooms | Garden | Garage | Crabtree Conservation area

Within a short walk to the River Thames towpath | Short walk to hammersmith underground station

1223 Sq. Ft. (113.66 Sq. M.) Freehold

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.



LAWSONRUTTER

BEST  
ESTATE AGENT GUIDE  
2019

SUPPORTED BY  
rightmove  
PROPERTY  
ACADEMY

BEST  
ESTATE AGENT GUIDE  
2019 : EXCEPTIONAL  
SALES

BRITISH  
PROPERTY  
AWARDS  
2021  
GOLD WINNER  
ESTATE AGENT  
W6