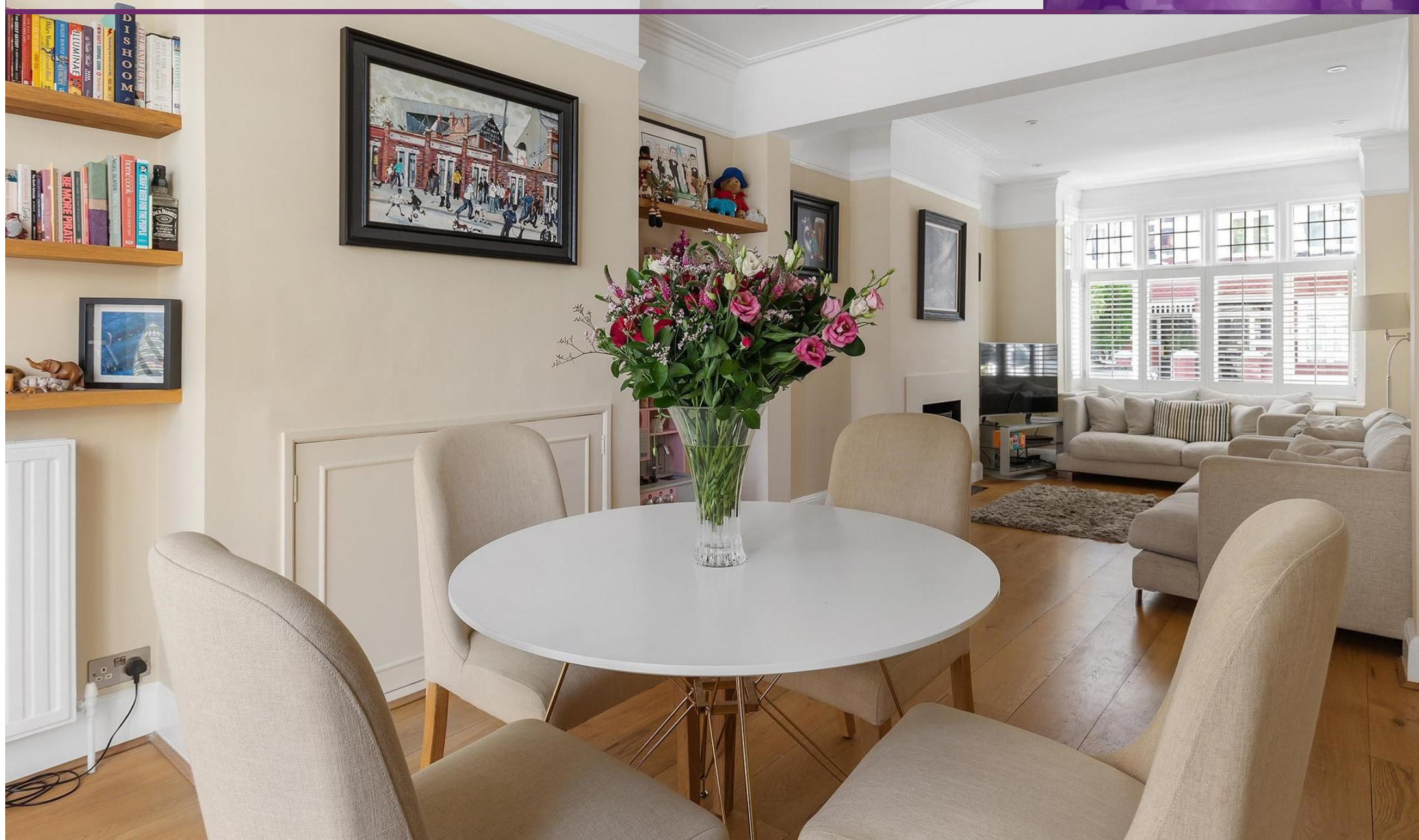


Rannoch Road

Hammersmith, London, W6





Rannoch Road

Hammersmith, London, W6

Price Guide: £1,250,000

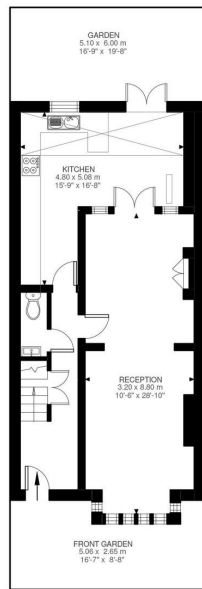
A beautifully presented four-bedroom, two-bathroom period house with an extended kitchen breakfast room located in the much sought-after Crabtree Conservation Area and within a 10 minute walk to Hammersmith underground station. The accommodation on the ground floor comprises an attractive hallway, cloakroom with WC, a double reception room with solid wood flooring, fireplace and plantation shutters, and a stylish fully fitted kitchen with vaulted glass roof and French doors which lead onto the pretty rear garden. The first-floor benefits from three bedrooms and a stylish modern bathroom suite, whilst the top floor benefits from a further generous double bedroom and an en-suite bathroom. Rannoch Road is located a stones' throw from the delights of the River Thames towpath boasting the River Café, Sam's Brasserie and The Crabtree pub. 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.

Beautifully presented four bedroom period house in ever popular Crabtree Conservation Area

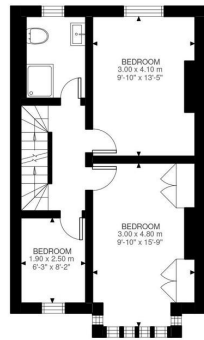
Double reception room with solid wood floors & plantation shutters | Stylishly fitted kitchen with vaulted roof

Family bathroom & ensuite | Private garden | Stones throw to River Thames and all it's delights

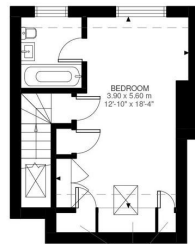
Close to transport & a variety of amenities | 1410 Sq. Ft. (130.97 Sq. M.) Freehold



Ground Floor
618 ft²



First Floor
484 ft²



Second Floor
292 ft²

Rannoch Road, W6
Approximate Gross Internal Area
130.97 SQ.M / 1410 SQ.FT
(INCLUDING EAVES STORAGE)
EAVES STORAGE 2.58 SQ.M / 28 SQ.FT
EXCLUSIVE TOTAL AREA 129.55 SQ.M / 1394 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

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

T: 020 7385 7000
E: hammersmith@lawsonrutter.com

192Fulham 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.



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

