

Brecon Road

Hammersmith, London, W6





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Price Guide: £850,000

A rare opportunity to purchase a three storey, four/ five bedroom house with a garage and a 35' south facing garden. This house would make an ideal family home, buy to let investment or for a first time buyer looking for a unique freehold property. The property which has been recently decorated throughout comprises on the ground floor from a WC, 18'10 x 7'10 garage and a 12'3 x 11'8 kitchen dining room leading onto a fabulous south facing garden. The first floor benefits from a reception room/bedroom, a further double bedroom, and white bathroom suite, whilst the top floor comprises three further bedrooms. There is excellent storage throughout and off street parking in front of the garage. Brecon Road is an extremely popular enclave of West London, close to the prestigious Queens Club and within walking distance to Barons Court, West Kensington & West Brompton stations 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 and The Crabtree Pub. Freehold



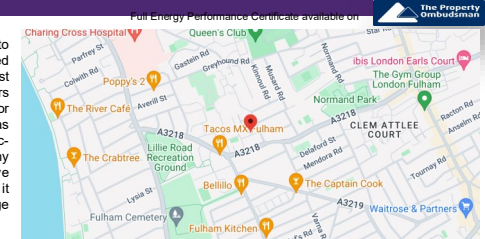
Rare opportunity to purchase a three storey four/five bedroom house with garage with excellent storage
 Ideal family home/buy to let investment/first time buy | Reception room/ bedroom | Kitchen/dining room
 South facing garden | Close to Queens Club | Family bathroom & downstairs WC | Off street parking
 Close to Barons Court , West Kensington & West Brompton stations |1272 Sq. Ft. (118.20 Sq. M.) Freehold

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

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

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.



Brecon Road, W6
 Approximate Gross Internal Area
 118.20 SQ.M / 1272 SQ.FT
 (INCLUDING GARAGE & OUTSIDE STORAGE)
 GARAGE & OUTSIDE STORAGE 14.13 SQ.M / 152 SQ.FT
 EXCLUSIVE TOTAL AREA 104.07 SQ.M / 1120 SQ.FT

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

