

# Colwith Road

Hammersmith, London, W6

 LAWSONRUTTER





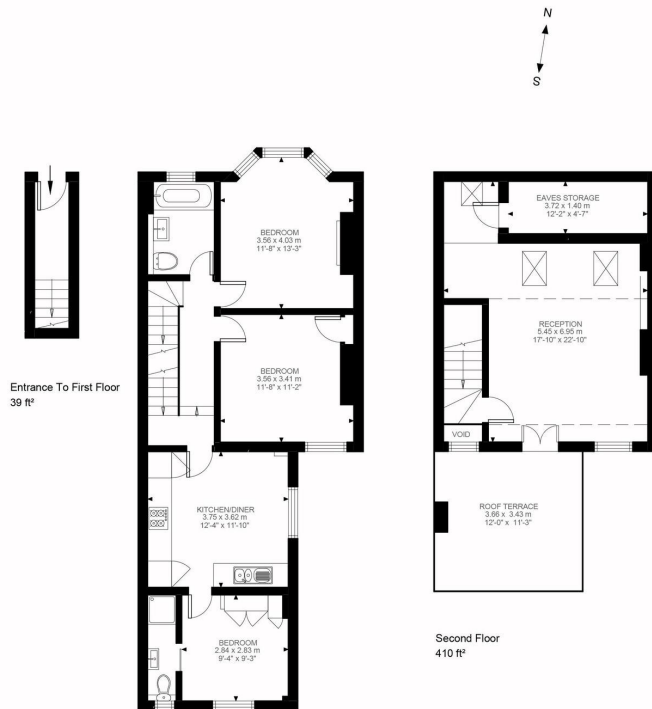


# Colwith Road

## Hammersmith, London, W6

Price Guide: £995,000

A superb three double bedroom, two bathroom split-level maisonette with south facing roof terrace, measuring 1161 sq. ft. located on a prime residential road in the Crabtree Conservation Area and within a 7 – 8 minute walk to Hammersmith underground station. The property which benefits from its' own front door and is well presented throughout comprises on the first floor from a fully fitted 12'4 x 11'10 eat-in-kitchen/breakfast room, three generous bedrooms (one en-suite) and a stylish family bathroom. The top floor living space is exceptional and benefits from a 22'10 x 17'10 living room with French doors leading onto the spacious roof terrace. This flat is ideal for a couple or investment purchase offering wonderful relaxing and entertaining space both inside and out. Colwith Road is perfectly located being less than two minutes' walk from the River Thames towpath and a variety of local amenities including Waitrose, Sainsburys, Café Nero as well as the River Thames' numerous restaurants, bars and pubs, including The River Café and the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Long lease with benefit of Freehold to the whole building. No onward chain.



Colwith Road, W6  
 Approximate Gross Internal Area  
 107.83 SQ.M / 1161 SQ.FT  
 (EXCLUDING EAVES STORAGE)  
 EAVES STORAGE 8.51 SQ.M / 70 SQ.FT  
 INCLUSIVE TOTAL AREA 101.32 SQ.M / 1091 SQ.FT

Superb three double bedroom, two bathroom maisonette measuring 1161 SQ. FT.  
 Crabtree Conservation Area | Spacious living room with French doors to roof terrace | Fully fitted eat-in kitchen  
 Private south facing roof terrace | Stones throw to River Thames | No onward chain  
 Close to transport & numerous amenities | 1161 Sq. Ft. (107.83 Sq. M.) Long Lease with benefit of 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.

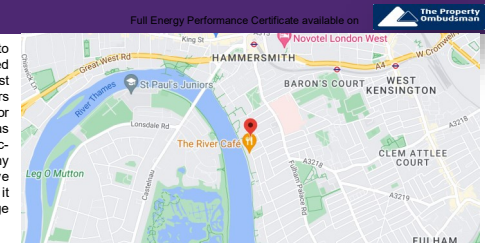


Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.

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BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN W6

BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN W14