

Nella Road

Hammersmith, London, W6

 LAWSONRUTTER





Nella Road

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Price Guide: £649,950

A superb two double bedroom, two bathroom split level period conversion flat located in a much sought after road within the Crabtree Conservation Area. Measuring 894 sq. ft. the property benefits on the first floor from a spacious open plan reception room with wooden floors and a stylish newly fitted kitchen (with zenith worktops, fully integrated with a hot water tap, washing machine, dishwasher, microwave and oven and Neff appliances), a generous bathroom and a well fitted family bathroom, whilst the top floor comprises a further double bedroom with en-suite bathroom. Nella Road is a quiet residential road located a stones' throw from the delights of the River Thames towpath and within a 10 minute walk to Hammersmith underground station. There are a variety of shops, restaurants, bars and pubs nearby including the River Café, Sam's Brasserie, Brasserie Blanc and the Crabtree gastro pub, as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Share of Freehold.



Entrance To First Floor
38 ft²

First Floor
469 ft²

Second Floor
388 ft²

Nella Road, W6
Approximate Gross Internal Area
83.07 SQ.M / 894 SQ.FT
(INCLUDING EAVES STORAGE)
EAVES STORAGE: 9.27 SQ.M / 99 SQ.FT
EXCLUSIVE TOTAL AREA 74.77 SQ.M / 805 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

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

Superb two double bedroom, two bathroom split-level period conversion flat

Crabtree Conservation Area | Spacious open plan reception room with wooden floors

Stylish newly fitted kitchen with zenith worktops & integrated Neff appliances | Family bathroom & en suite

Riverside Studios close by | Stones throw to River Thames towpath with numerous delights

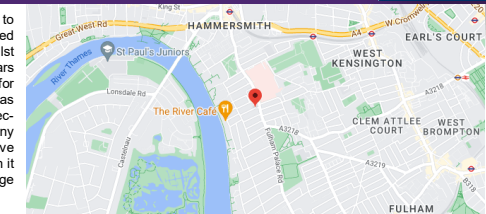
Close to transport & a variety of amenities | 894 Sq. Ft. (83.07 Sq. M.) Share of Freehold

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

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

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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.



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