

# St. Clements Mansions

Hammersmith, London, W6

 LAWSONRUTTER





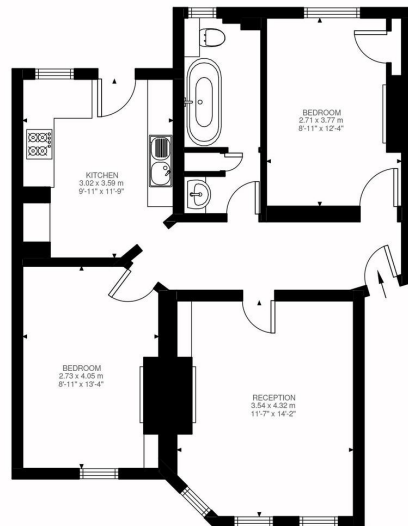
# St. Clements Mansions

Hammersmith, London, W6

O.I.E.O : £499,950

Lawson Rutter are pleased to offer this lovely, bright and spacious two double bedroom Victorian flat within this popular period mansion block located within a 10 minutes' walk to both Hammersmith and Barons Court underground station. The property is extremely well laid out, benefits from stripped wood floors throughout and comprises a lovely 14'7 x 11'6 reception room with original fireplace, a well fitted 11'2 x 10'1 kitchen/dining area with access to outside space, two double bedrooms and modern white bathroom suite.

St Clements Mansions is located opposite a park and within a short walk to a number of shops and restaurants including Waitrose, Sainsburys, Café Nero, Pret-a-Manger, The Crabtree pub and River Café. The River Thames towpath is also within a 5 minute walk. There is no onward chain and early viewings are highly recommended. 176 Years Leasehold.



Lower Ground Floor  
693 sq ft

Lillie Road, SW6  
Approximate Gross Internal Area  
64.41 SQ.M / 693 SQ.FT

Bright & spacious two double bedroom Victorian flat in period mansion block with views over park  
 Popular location | Lovely reception room with original fireplace | Well fitted kitchen | Bathroom  
 Communal garden | Short walk to River Thames towpath & Riverside Studios | No onward chain  
 Close to transport & variety of amenities | 693 Sq. Ft. (64.41 Sq. M.) Leasehold

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.

