

Musard Road

Hammersmith, London, W6

LAWSONRUTTER





Musard Road

Hammersmith, London, W6

Price Guide: £649,950

An extremely spacious three double bedroom split-level period conversion flat with a large living room and separate eat-in-kitchen breakfast room located in a popular residential road. The flat which is light and airy throughout comprises on the first floor from a 15'5 living room with fireplace and wooden floors, a 15'9 x 10'11 kitchen breakfast room with space for dining table and chairs, a double bedroom and bathroom. The second floor benefits from two further double bedrooms, excellent storage and a landing area with office potential. Musard Road is an extremely popular enclave of West London, close to the prestigious Queens Club and within walking distance to Barons Court, West Kensington & Brompton Road 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, Loco Locale and The Crabtree Pub.



First Floor
511 ft²

Second Floor
419 ft²

Musard Road, W6
Approximate Gross Internal Area
89.51 SQ.M / 963 SQ.FT
(INCLUDING EAVES STORAGE)
EAVES STORAGE 6.00 SQ.M / 65 SQ.FT
EXCLUSIVE TOTAL AREA 83.51 SQ.M / 899 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

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

Extremely spacious three double bedroom split level period conversion flat

Popular location | Living room with fireplace & wooden floors | Eat in kitchen/breakfast room | Bathroom

Excellent storage & landing area with office potential | Close to Queens Club | Short walk to River Thames

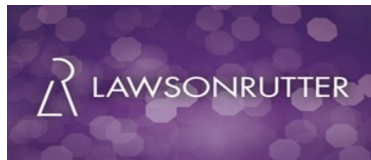
Close to transport & a variety of amenities | 963 Sq. Ft. (89.51 Sq. M.) Leasehold

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.



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