

Rannoch Road

Hammersmith, London, W6

 LAWSONRUTTER

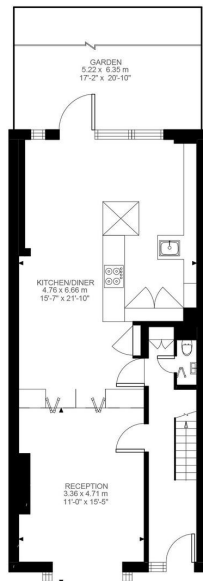




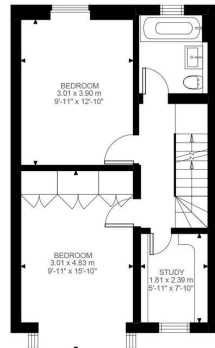
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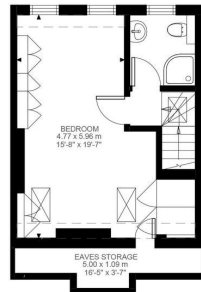
Price Guide: £1,300,000



Ground Floor
594 ft²



First Floor
467 ft²



Second Floor
309 ft²

Rannoch Road, W6
Approximate Gross Internal Area
132.43 SQ.M / 1425 SQ.FT
(INCLUDING EAVES STORAGE)
EAVES STORAGE 5.10 SQ.M / 55 SQ.FT
EXCLUSIVE TOTAL AREA 127.33 SQ.M / 1371 SQ.FT
KEY: CH = Ceiling Height
RH = Restricted Head Height

A superb four bedroom, two bathroom period house with a south-west facing garden located in a popular residential road within the heart of the Crabtree Conservation Area. The house is well-presented throughout and comprises on the ground floor from a bay fronted living room with the original fireplace surround and wooden floors, there are “pocket doors” leading into the wonderful family room/kitchen breakfast room with bi-fold doors opening onto the secluded rear garden. The first floor benefits from three bedrooms and a stylish bathroom, whilst the top floor has an additional bedroom with en-suite shower room. Rannoch Road is located within an 8 – 10 minute walk to Hammersmith underground station and ideally positioned for the River Thames towpath which offers easy access to its’ numerous restaurants, bars and pubs as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Freehold.

Superb four bedroom, two bathroom period house in heart of the Crabtree Conservation Area
 Bay fronted reception room with original fireplace | Family room/kitchen/breakfast room and bi-fold doors
 Secluded rear garden | Ideally positioned for River Thames towpath | Easy access Riverside Studios
 Close to transport & numerous local amenities | 1425 Sq. Ft. (132.43 Sq. M.) 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.



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

