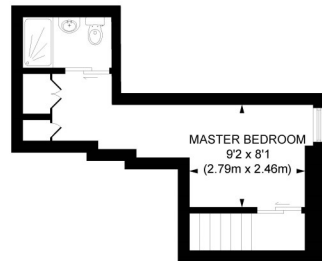


# Crabtree Hall, Rainville Road.

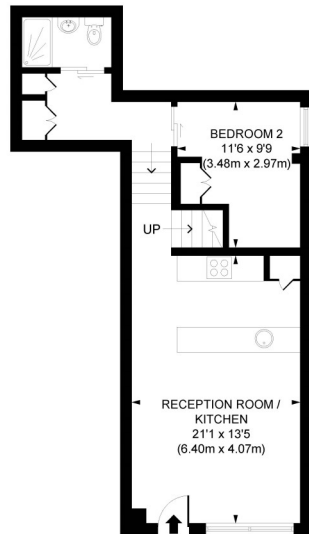
Hammersmith, London, W6

 LAWSONRUTTER





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 209 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 515 SQ FT

Rainville Road, W6  
Approximate Gross Internal Area  
67.22 SQ.M / 724 SQ.FT

KEY: \*Restricted Head Height\*

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

# Crabtree Hall, Rainville Road

Hammersmith, London, W6

Price Guide: £649,950

A stunning ground floor split-level two double bedroom, two bathroom apartment located on a much sought after road within the Crabtree Conservation Area. The flat which benefits from high ceilings and its' own front door comprises a 21'1 x 13'5 open plan reception room with wooden floors and floor to ceiling windows, a stylish fully fitted kitchen with stone worktop and breakfast bar, a spacious double bedroom on the ground floor with built-in wardrobes and a beautiful en-suite bathroom, whilst the first floor master bedroom comprises a walk-in-wardrobe with a luxurious en-suite bathroom. Rainville Road is a quiet residential road located a stones' throw from the delights of the River Thames towpath and within a 10 – 12 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. Leasehold.

Stunning ground floor, two double bedroom, two bathroom apartment in excellent location  
 Crabtree Conservation area | Spacious open plan reception room with wooden floors & high ceiling  
 Stylish kitchen with stone worktop & breakfast bar | Two luxurious bathrooms (both en suite)  
 Stones throw to delights of the River Thames with River Café & Riverside studios  
 Close to transport & a variety of amenities | 724 Sq. Ft. (87.22 Sq. M.) Leasehold

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

T: 020 7385 7000  
E: [hammersmith@lawsonrutter.com](mailto: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.

