

Colwith Road

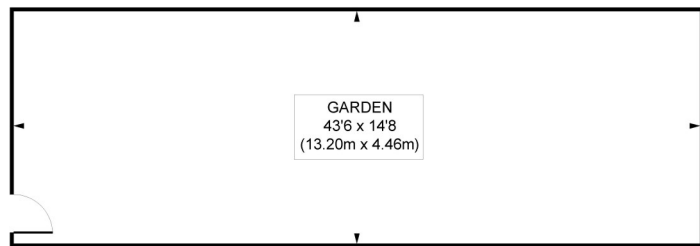
Hammersmith, London, W6

 LAWSONRUTTER





FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 799 sq. ft / 74.25 sq. m

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

Colwith Road

Hammersmith, London, W6

Price Guide: £780,000

A beautifully presented three double bedroom first floor flat with a private 40' rear garden located in a highly sought after road within the Crabtree Conservation Area. The property benefits from an outstanding 27'7 x 15'10 living room with wooden flooring and period fireplace. This superb space allows for plenty of relaxation as well as excellent entertaining space. The kitchen is well fitted and there are three generous double bedrooms all with built-in-wardrobes, and a modern bathroom suite. The 40' garden is exceptional with a paved patio leading onto the lawned garden. Colwith Road is ideally located being less than a two minutes' walk from the River Thames towpath and a variety of local amenities as well as the River Thames' numerous restaurants, bars and pubs, including The River Café, Crabtree gastro pub, Sam's Brasserie and the Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Leasehold. No onward chain.

Beautifully presented three double bedroom first floor flat

Highly sought after location | Living room with wooden flooring | Well fitted kitchen | Modern bathroom

Exceptional 40 ft garden | Less than 2 minutes walk to River Thames towpath | No onward chain

Close to transport & a variety of amenities | 799 Sq. Ft. (74.25 Sq. M.) Leasehold

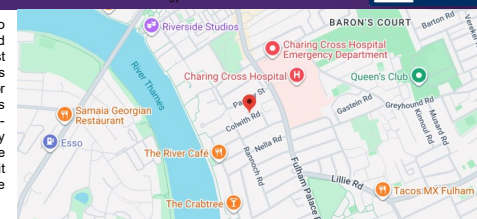
All viewings by appointment
through our **Hammersmith Office:**

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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.

Full Energy Performance Certificate available on



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