

Lochaline Street

Hammersmith, London, W6

 LAWSONRUTTER





Lochaline Street

Hammersmith, London, W6

Price Guide: £649,950

Located in one of Hammersmith's prime residential roads we are delighted to offer this well presented 922 sq. ft. one/two double bedroom split level apartment. Offering excellent living accommodation it boasts a well fitted 16'11 x 10'7 open plan kitchen reception room, a white bathroom suite with separate WC, a 15'1 x 11'2 light and airy reception room/bedroom and access to a shared 26'7 garden. Further benefits include access to a large loft space with potential to extend further to create an additional bedroom, bathroom and roof terrace (subject to the usual planning constraints). Lochaline Street is a superb location and much sought after being within a short walk to the River Thames towpath and only a 7 – 8 minute walk to Hammersmith underground station and 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. Share of Freehold.



Lochaline Street, W6
 Approximate Gross Internal Area
 85.66 SQ.M / 922 SQ.FT
 (INCLUDING EAVES STORAGE)
 EAVES STORAGE 11.80 SQ.M / 127 SQ.FT
 EXCLUSIVE TOTAL AREA 73.86 SQ.M / 795 SQ.FT
 KEY: CH = Ceiling Height
 [Restricted Head Height]

Well presented one/two double bedroom split-level apartment on prime residential road
 Crabtree Conservation Area | Light & airy reception | Well fitted open plan kitchen/breakfast room
 Potential to extend (subject to usual planning constraints) | Stones throw to River Thames | No chain
 Close to transport & numerous amenities | 922 Sq. Ft. (87.66 Sq. M.) Share of Freehold

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.

LAWSONRUTTER
 BRITISH PROPERTY AWARDS 2023 GOLD WINNER
 BRITISH PROPERTY AWARDS 2024 GOLD WINNER
 ESTATE AGENT IN W6