

# Abbey Gardens.

Hammersmith, London, W6



LAWSONRUTTER





## Abbey Gardens

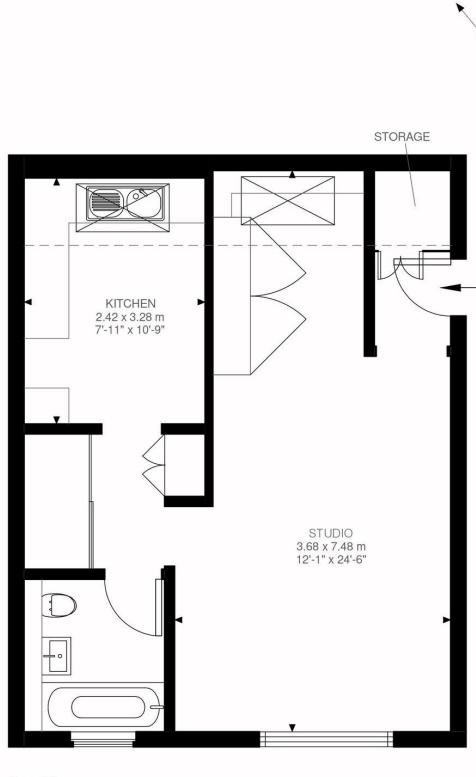
Hammersmith, London, W6

Price Guide: £375,000

A spacious top floor studio flat measuring 458 Sq ft (with the option of converting into a one bedroom flat) located in a much sought after private development within a 10 minute walk to Hammersmith and Barons Court underground stations. The flat which is bright and airy throughout comprises a 24'6 x 12'1 studio room, a separate 7'11 x 10'9 kitchen and a modern stylish bathroom suite.

The property further benefits from excellent storage throughout. Abbey Gardens is within easy access to the amenities in Munster Village, Fulham Palace Road and The River Thames towpath including Waitrose, Sainsburys, Café Nero, The Pear Tree pub, Pret-a-Manger and The Crabtree pub. 900 year lease. No onward chain.

Spacious top floor offering studio flat offering fantastic scope and potential measuring 458 Sq. Ft.  
 Sought after private development | Bright & airy studio room | Separate kitchen | Stylish bathroom  
 Excellent storage throughout | Easy access to the River Thames towpath | No onward chain  
 Close to transport & a variety of amenities | 458 Sq. Ft. (42.55 Sq. M.) Leasehold 900 Years



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

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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.



GOLD WINNER  
ESTATE AGENT  
IN W6



GOLD WINNER  
ESTATE AGENT  
IN W14