

Margravine Gardens.

Hammersmith, London, W6

 LAWSONRUTTER





Margravine Gardens

Hammersmith, London, W6

O.I.E.O: £1,395,000

A wonderfully elegant five bedroom, two bathroom house with a secluded south facing garden located in a one of the most sought after roads within a 2 – 3 minute walk to Barons Court underground station. The house which is extremely bright and airy throughout comprises on the ground floor from an attractive entrance hallway, cloakroom with WC, double reception room with period fireplace and wooden floors, a fitted kitchen and access to the lovely south facing rear garden. The first floor benefits from two generous bedrooms (of which the main bedroom has access to a full length balcony) and a family bathroom, whilst the top floor comprises three further bedrooms and a bathroom. There is scope to extend the ground floor (subject to the usual planning constraints). Margravine Gardens is located moments from the prestigious Queens Club and a variety of boutique shops and restaurants, as well as offering easy access to the A4/M4. Freehold. No onward chain.

Wonderfully elegant five bedroom, two bathroom house with potential to extend (Subject to planning)

Popular location | Double reception room with period fireplace & wooden floors | Fitted kitchen

South facing rear garden | Close to Queens Club | No onward chain

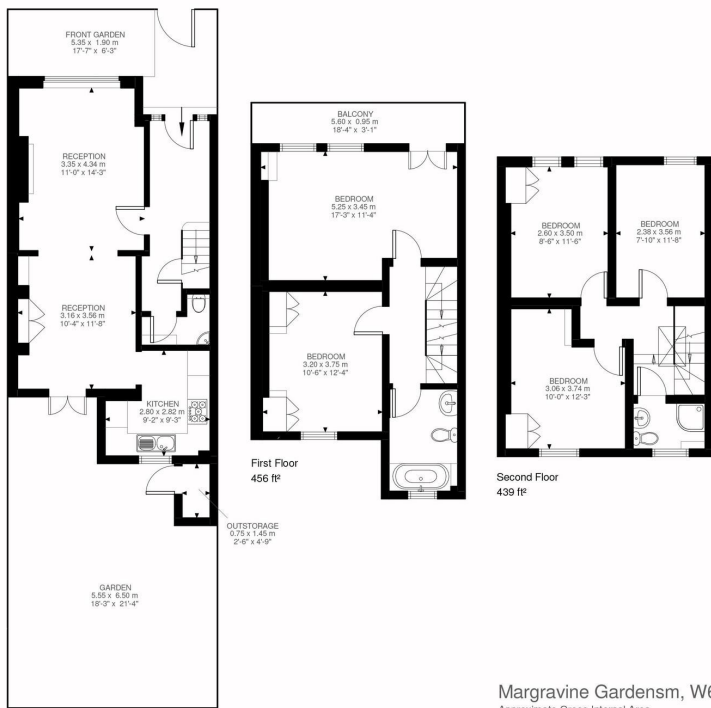
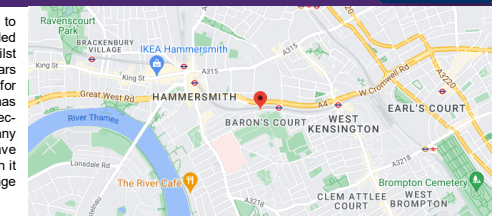
Close to transport & a variety of amenities | 1389 Sq. Ft. (129.08 Sq. M.) Freehold

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.



Margravine Gardens, W6
Approximate Gross Internal Area
129.08 SQ.M / 1389 SQ.FT
(INCLUDING OUTSTORAGE)
OUTSTORAGE: 1.24 SQ.M / 13 SQ.FT
EXCLUSIVE TOTAL AREA 127.84 SQ.M / 1376 SQ.FT

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

