

Larnach Road

Hammersmith, London, W6



P Mon - Fri
9 am - 5 pm
Permit holders
or
Pay by phone
020 7260 9210
quoting location
W72Z
or
Pay at machine
Display ticket
Max stay 8 hours

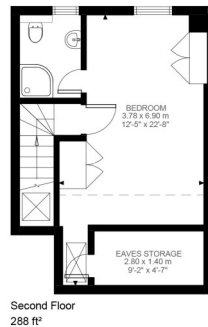
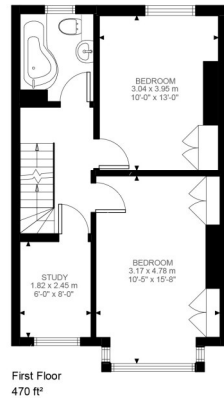
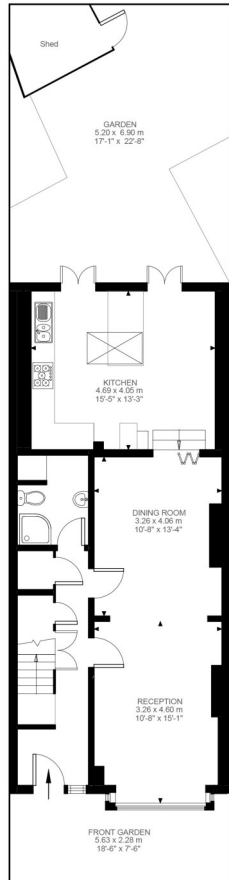


Larnach Road

Hammersmith, London, W6

Price Guide: £1,300,000

A well-presented four bedroom, three bathroom period house located in the much sought-after Crabtree Conservation Area and within a 10 minute walk to Hammersmith underground station. The accommodation on the ground floor comprises an attractive hallway, a spacious double reception room, a well fitted shower room, a bright fully fitted eat-in-kitchen breakfast room and a pretty rear garden. The first-floor benefits from three bedrooms and a modern bathroom suite, whilst the top floor benefits from a further generous double bedroom and an en-suite bathroom. Larnach Road is located a stones' throw from the delights of the River Thames towpath boasting the River Café, Sam's Brasserie and The Crabtree pub. There are a variety of shops, restaurants, bars and pubs nearby as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Freehold



Larnach Road, W6
 Approximate Gross Internal Area
 141.53 SQ.M / 1523 SQ.FT
 (INCLUDING EAVES STORAGE)
 EAVES STORAGE 4.27 SQ.M / 46 SQ.FT
 EXCLUSIVE TOTAL AREA 137.36 SQ.M / 1479 SQ.FT
 KEY: CH = Ceiling Height
 [Restricted Head Height]

Ground Floor
720 ft²

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

Period house | Four bedrooms | Three bathrooms | Crabtree conservation area
 Spacious double reception room | Fully fitted eat-in-kitchen breakfast room
 Pretty rear garden | Within a 10 minute walk to Hammersmith underground
 1523 Sq. Ft. (141.53 Sq. M.) Freehold

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

T: 020 7385 7000
 E: 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.

