

# Rainville Road

Hammersmith, London, W6

 LAWSONRUTTER





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Price Guide: £1,425,000



Rainville Road, W6

CAPTURE DATE: 07/12/2022 LASER SCAN POINTS: 122,058,437

GROSS INTERNAL AREA

152.98 sqm / 1646.66 sqft



An outstanding four bedroom, two bathroom period house measuring 1646 sq. ft. located in a much sought after road within the popular Crabtree Conservation Area. The house which is well presented throughout comprises on the ground floor from a 25'1 x 12'0 double reception room with fireplace and wooden floors, cloakroom with WC, and a wonderful 22'3 x 15'6 extended kitchen/breakfast room with excellent entertaining space and crittall doors that open onto the rear garden. The first floor benefits from a three double bedrooms and a modern bathroom suite, whilst the top floor comprises a further bedroom with en-suite shower room and access to a decked roof terrace. Rainville Road is a quiet residential road located a stones' throw from the delights of the River Thames towpath and within a 10 – 12 minute walk to Hammersmith underground station. There are a variety of shops, restaurants, bars and pubs nearby including the River Café, Sam's Brasserie, Brasserie Blanc and the Crabtree gastro pub, as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Freehold.

Well presented four double bedroom house arranged over three floors

Crabtree Conservation Area | Spacious double reception room | Eat-in kitchen | Two bathrooms

Patio garden & Roof terrace | Stones throw to River Thames | No onward chain

Close to transport & a variety of amenities | 1646.66 Sq. Ft. (152.98 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.



INTERNATIONAL AWARD: The Property Awards 2023. 152.98 sqm / 1646.66 sqft.

NET INTERNAL AREA: Excludes halls and external features. 144.11 sqm / 1551.09 sqft.

EXTERNAL CIRCULAR FEATURES: 17.88 sqm / 192.48 sqft.

RENDERED FLOOR PLANS: 1.08 sqm / 11.60 sqft.

spec Verified, RICS Certified Property Measure, LAWSONRUTTER, EPC ID: 5638f635f0cf30f0dcd17236af

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BRITISH PROPERTY AWARDS 2023

GOLD WINNER ESTATE AGENT IN W6

BRITISH PROPERTY AWARDS 2023

GOLD WINNER ESTATE AGENT IN W14