

Rannoch Road

Hammersmith, London, W6

 LAWSONRUTTER



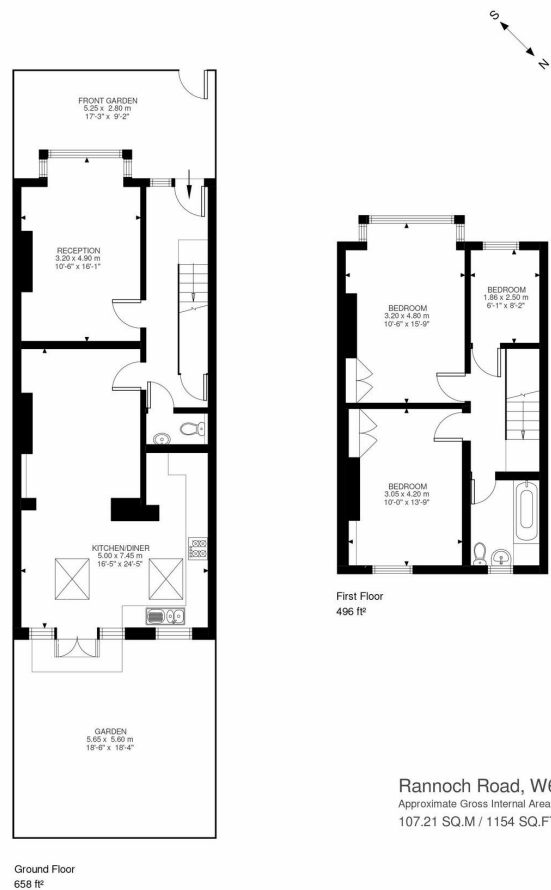


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Price Guide: £1,150,000

A well-presented three bedroom period house with ground floor rear extension creating a lovely bright and airy 24'5 x 16'5 kitchen breakfast/dining room located in the much sought-after Crabtree Conservation Area, within an 8 - 10 minute walk to Hammersmith underground station. The accommodation on the ground floor comprises an attractive hallway with tiled flooring, cloakroom with WC, a formal bay-fronted reception room and the spacious kitchen/breakfast room which opens up through French doors onto the pretty rear garden. The first-floor benefits from three bedrooms and a modern bathroom suite. There is potential to convert the loft to add additional bedroom (s) and bathroom (subject to the usual planning constraints). Rannoch 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.



Well presented three bedroom period house offering fantastic scope and potential
 Crabtree Conservation Area | Bay fronted reception room | Spacious kitchen/breakfast room
 Pretty rear garden | Stones throw to River Thames towpath | Riverside Studios & River Cafe
 Close to transport & numerous amenities | 1154 Sq. Ft. (107.21 Sq. M.) Freehold

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

T: 020 7385 7000
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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.

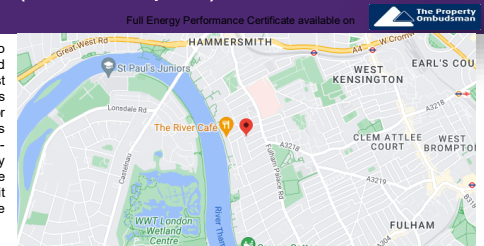


Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.

