

# Rannoch Road

Hammersmith, London, W6

 LAWSONRUTTER







# Rannoch Road

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Price Guide: £1,095,000

A four bedroom, two bathroom period family house with a west facing garden, located in a popular residential road within the heart of the Crabtree Conservation Area. The property which would require some updating comprises on ground floor from a living room to the front into a bay window and a spacious kitchen/breakfast room to the rear with access to the private west facing garden. The first floor benefits from three bedrooms and a family bathroom, whilst the top floor comprises a further bedroom and bathroom with access to a lovely west facing terrace. Rannoch Road is located within an 8 – 10 minute walk to Hammersmith underground station and ideally positioned for the River Thames towpath which offers easy access to its' numerous restaurants, bars and pubs as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. No onward chain. Freehold.

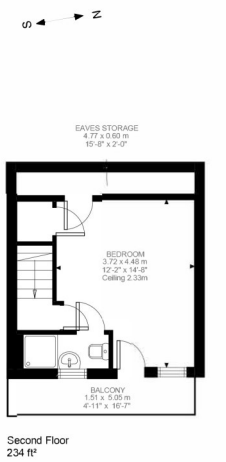
Four bedroom , two bathroom period house offering fantastic scope and potential  
 Crabtree Conservation Area | Bay fronted reception room | Spacious kitchen/breakfast room  
 Private west facing garden & terrace | Stones throw to River Thames towpath | No onward chain  
 Close to transport & numerous amenities | 1208 Sq. Ft. (112.26 Sq. M.) Freehold

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

T: 020 7385 7000  
 E: [hammersmith@lawsonrutter.com](mailto:hammersmith@lawsonrutter.com)

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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.



Rannoch Road, W6  
 Approximate Gross Internal Area  
 112.26 SQ.M / 1208 SQ.FT  
 (EXCLUDING EAVES STORAGE)  
 EAVES STORAGE 2.86 SQ.M / 31 SQ.FT  
 INCLUSIVE TOTAL AREA 115.12 SQ.M / 1239 SQ.FT



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

