

# Petley Road

Hammersmith, London, W6



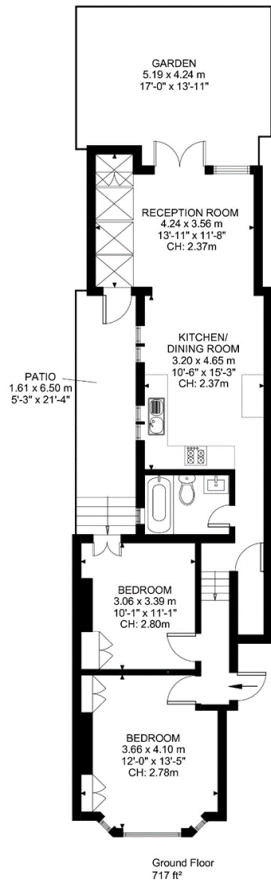




# Petley Road

Hammersmith, London, W6

Price Guide: £675,000



Petley Road, W6  
Approximate Gross Internal Area  
66.65 SQ.M / 717 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

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

A rarely available, extended ground floor two double bedroom period garden flat in one of the prime residential roads in the heart of the Crabtree Conservation Area. On entering this delightful property there is an entrance hall, two equally sized double bedrooms (both with built in wardrobes) and a modern stylish white bathroom suite. At the rear of the property there is a spacious and light 15'3 x 10'6 kitchen/dining room which opens onto a superb 13'11 x 11'8 reception room. The lovely west facing patio garden is accessed from the reception room and offers excellent entertaining space for the summer. There is also a side patio which can be accessed from either the second bedroom or reception room.

Petley Road is a delightful tree lined road located a stone's throw from the River Thames towpath and within a short walk to Hammersmith underground station (Hammersmith & City, Piccadilly and District Lines). 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. Share of freehold. No onward chain.

Rarely available, extended two double bedroom period garden flat

Crabtree Conservation Area | Open plan reception room | Spacious Kitchen/dining room | Stylish bathroom

Lovely west facing patio garden | Stones throw to River Thames | No onward chain | Riverside Studios

Close to transport & amenities | 717 Sq. Ft. (66.65 Sq. M.) Share of Freehold

Full Energy Performance Certificate available on

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

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

