

Yeldham Road

Hammersmith, London, W6

 LAWSONRUTTER

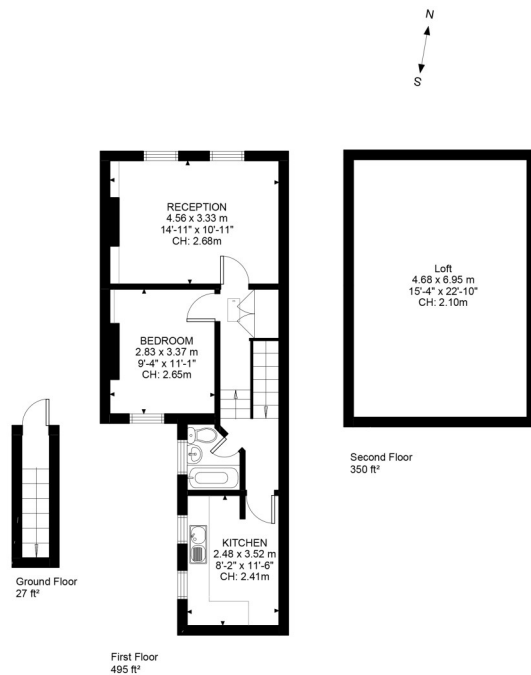




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Price Guide: £525,000



Lawson and Rutter are thrilled to offer this first floor, one double-bedroom Victorian period conversion in a quiet no-through road, just a few minutes from Hammersmith Broadway station, with the added potential of a loft conversion and a roof terrace (subject to the usual planning constraints). Properties of this type are extremely rare to find in this part of Hammersmith & Fulham. Offered with a new 250-year lease and a share of freehold, the property currently benefits from a well-fitted, sunny, eat-in kitchen, a white bathroom suite, a bright double bedroom and a light and airy reception room.

Yeldham Road is perfectly positioned, with many eateries, pubs and shops nearby on Fulham Palace Road (including the award winning Eat 17 just round the corner), as well as further fashionable pubs and restaurants by the river, including the famous River Cafe, within just a few minutes walk. An early viewing is highly recommended.

One double bedroom Victorian conversion apartment in a quiet no through road

Extremely rare find | Light & airy reception room | Sunny eat-in kitchen

Scope to extend (subject to usual planning constraints | Short walk to Hammersmith station

Share of Freehold | 872 Sq. Ft. (81.01 Sq. M.) No onward chain

Yeldham Road, W6
Approximate Gross Internal Area
81.01 SQ.M / 872 SQ.FT
(Including Loft)
Loft: 32.53 SQ.M / 350 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

BRITISH PROPERTY AWARDS
2016
★★★★★
GOLD WINNER
ESTATE AGENT IN LONDON WEST

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

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BRITISH PROPERTY AWARDS
2017
★★★★★
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ESTATE AGENT IN HAMMERSMITH

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



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