

Nella Road

Hammersmith, London, W6





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Price Guide: £1,300,000

An exceptional wider than average five bedroom, two bathroom end of terrace period house measuring 1839 sq.ft. and benefitting from a larger garden than is usually found within the Crabtree Conservation Area. There is also the option to extend the house further on the ground floor to create a family home in excess of 2000 sq.ft. The accommodation comprises on the ground floor from a bay fronted reception room (currently used as bedroom), beautiful rear reception room with wooden floors, fireplace and French doors leading onto the garden, and an extended 16'9 x 9'6 kitchen breakfast room with ample space for dining table and chairs. The first floor benefits from three bedrooms (one currently used as a second kitchen) and a generous family bathroom. The top floor is exceptional in that it includes both a rear mansard roof and a front dormer window offering unique space to allow three bedrooms and an additional bathroom. Further benefits include useful side access. This truly is a one-off house and needs to be seen to be fully appreciated. Nella Road is a quiet residential road located a stones' throw from the delights of the River Thames towpath and within a 10 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.

Exceptional, wider than average five bedroom end of terrace period house offering fantastic scope and potential
Crabtree Conservation Area | Bay fronted reception room with wooden floors | Extended kitchen/breakfast room
Large private garden | Stones throw to River Thames | Within 10 minutes walk to Hammersmith station
Close to transport & a variety of amenities | 1839 Sq. Ft. (170. 87 Sq. M.) Freehold

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

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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.



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

