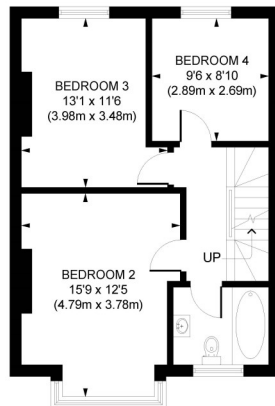
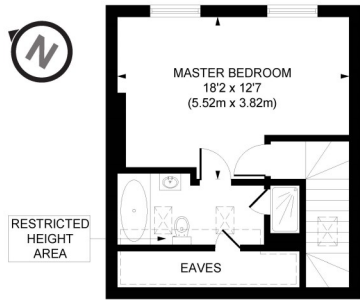
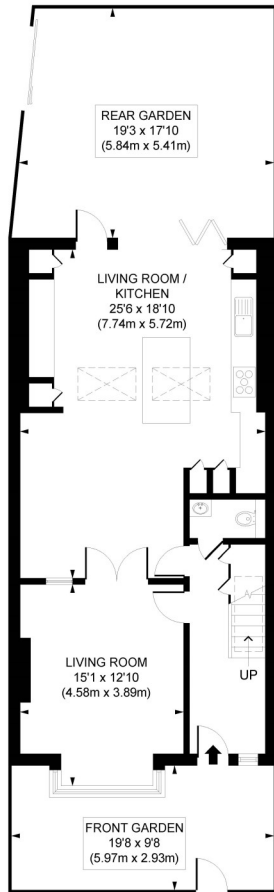


# Rannoch Road

Hammersmith, London, W6





Rannoch Road, W6

Approximate Gross Internal Area

155.93 SQ.M / 1678 SQ.FT (Including Restricted Height Area & Eaves)  
149.90 SQ.M / 1631 SQ.FT (Excluding Restricted Height Area & Eaves)

KEY: "Restricted Head Height"

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

## Rannoch Road

### Hammersmith, London, W6

Price Guide: £1,525,000

A superb recently refurbished four bedroom, two bathroom period house with a garden and off street parking, located on a much sought after road with the Crabtree Conservation Area. The accommodation on the ground floor comprises a cloakroom with WC, 15'1 x 12'10 bay fronted reception room with fireplace, wooden floors and a wonderful 25'6 x 16'10 kitchen breakfast / family room with granite island unit and skylights which leads through bi-fold doors to the rear patio. The first benefits from three bedrooms and a family bathroom, whilst the top floor comprises a further bedroom with luxurious en-suite bathroom. This house is the ideal family home and offers exceptional living and entertaining space. Rannoch Road is a quiet residential road located a stones' throw from the delights of the River Thames towpath and within an 8 – 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.

Superb recently refurbished four bedroom house offering exceptional living space & off street parking

Crabtree Conservation Area | Bay fronted reception room | Kitchen/breakfast/family room | Two bathrooms

Private rear garden | Stones throw to River Thames towpath & Riverside Studios with cinema & art gallery

Close to transport & a variety of amenities | 1678 Sq. Ft. (155.93 Sq. M.) Freehold

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

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

192Fulham 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.

