

# Nella Road

Hammersmith, London, W6

 LAWSONRUTTER





# Nella Road

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Price Guide: £1,250,000

A beautifully presented, wider than average, four-bedroom, two-bathroom end of terrace period house located in an extremely popular road within the Crabtree Conservation Area. The property which measures 1668 sq. ft, comprises on the ground floor of a 15'0 x 12'4 reception area with beautiful stone fireplace which opens onto a stunning 26'11 x 17'8 kitchen breakfast room with bi-fold doors leading to the private south facing garden. The first-floor benefits from three bedrooms (one of which has been converted to an office for home working) and a stylish family bathroom, whilst the top floor comprises an additional principle bedroom with a further beautifully fitted bathroom. Nella Road is ideally located being a stone's throw from the River Thames towpath and approximately 8-10 minutes to Hammersmith underground station. There are a variety of local amenities including Waitrose, Sainsburys, Café Nero and Pizza Express as well as the River Thames' numerous restaurants, bars and pubs, including the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Freehold. .

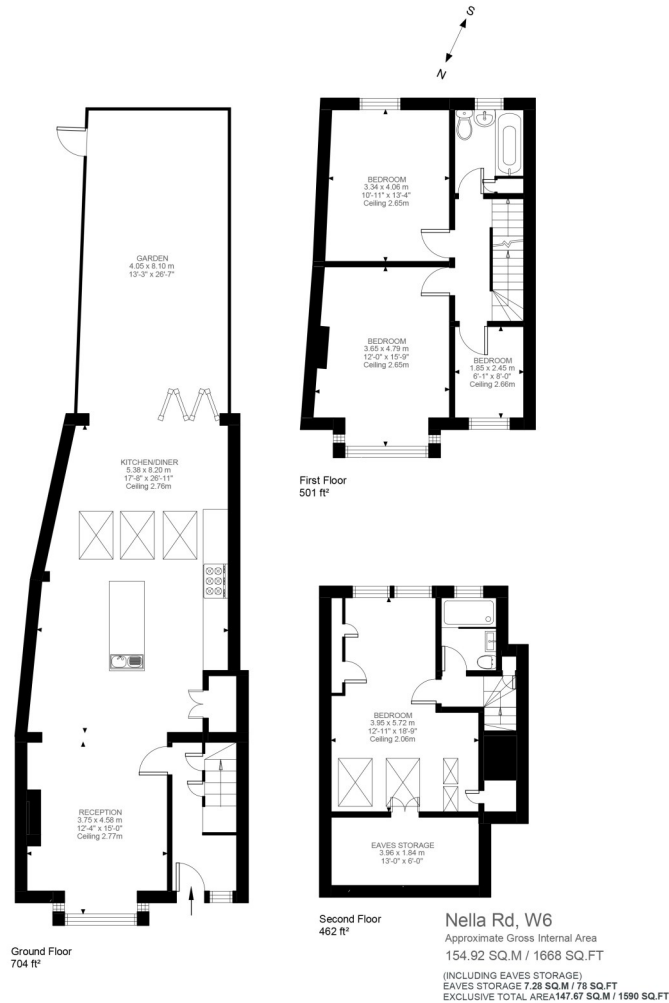


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

Beautifully presented & wider than average four bedroom, two bathroom end of terrace house  
 Crabtree Conservation Area | Reception room with stone fireplace | Stunning kitchen/breakfast room  
 Private south facing garden | Stones throw to River Thames & Riverside studios with two theatres  
 Variety of local amenities on your doorstep | 1668 Sq. Ft. (154.92 Sq. M.) Freehold

Full Energy Performance Certificate available on

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.

