

Larnach. Road

Hammersmith, London, W6

 LAWSONRUTTER





Larnach Road

Hammersmith, London, W6

Price Guide: £1,350,000

A beautifully presented three bedroom, two bathroom period house located in the much sought-after Crabtree Conservation Area and within a 10 minute walk to Hammersmith underground station. The accommodation on the ground floor comprises an attractive hallway, cloakroom, stylish modern fully fitted kitchen and an exceptional living room to the rear with wooden floors which opens up through bi-folding doors onto the south facing garden. The first-floor benefits from two double bedrooms, dressing room and a modern bathroom suite, whilst the top floor benefits from a further generous double bedroom and an en-suite bathroom. Larnach Road is located a stones' throw from the delights of the River Thames towpath boasting the River Café, Sam's Brasserie and The Crabtree pub. 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. Freehold.



Larnach Road, W6
Approximate Gross Internal Area
140.29 SQ.M / 1510 SQ.FT
(INCLUDING EAVES STORAGE)
EAVES STORAGE 5.97 SQ.M / SQ.FT
EXCLUSIVE TOTAL AREA 134.32 SQ.M / 1446 SQ.FT

Beautifully presented three bedroom period house in much sought after Crabtree Conservation Area
Attractive hallway | Exceptional living room with wooden floors & bi fold doors | Stylish kitchen
South facing garden | Dressing room | Stones throw to the delights of the River Thames towpath
Close to transport & numerous amenities | 1510 Sq. Ft. (140.29 Sq. M.) Freehold

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

T: 020 7385 7000
E: 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.



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

