

Petley Road

Hammersmith, London, W6

 LAWSONRUTTER





Petley Road

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Price Guide: £775,000

A beautifully presented three double bedroom, two bathroom split-level flat with a decked 11'2 x 8'11 west-facing roof terrace located on arguably the prettiest road within the much sought after Crabtree Conservation Area. The flat which is extremely light and airy throughout comprises on the first floor from two generous double bedrooms, a family bathroom and an open plan reception room with a stylish modern kitchen, whilst the top floor benefits from the principal bedroom with en-suite shower room. The roof terrace offers exceptional outdoor space perfect for bbq and al-fresco dining. The flat would make the ideal purchase for a couple or investment buyer. Petley Road is a stone's throw from the Thames Path and some excellent amenities too, including the Michelin starred River Café, the Crabtree riverside gastro pub, the Blue Boat, the Brasserie Blanc, as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Hammersmith underground station is within a 10-12 minute walk and offers easy access to the West End and Heathrow. No onward chain. Share of Freehold.

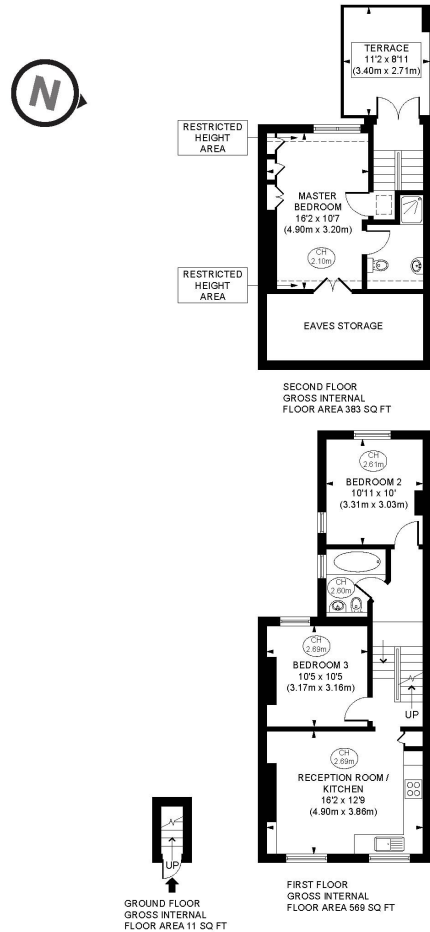
Beautifully presented three double bedroom, two bathroom split-level flat on arguably the prettiest road Crabtree Conservation area | Open plan reception room with stylish modern kitchen | Ideal first time buy
 Roof terrace ideal for BBQ & al fresco dining | Stones throw to River Thames towpath | No onward chain
 Close to transport & a variety of amenities | 964 Sq. Ft. (89.54 Sq. M.) Share of 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.



Petley Road, W6
 Approximate Gross Internal Area
 89.54 SQ.M / 964 SQ.FT (Including Restricted Height Area & Eaves Storage)
 76.41 SQ.M / 822 SQ.FT (Excluding Restricted Height Area & Eaves Storage)

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

