

# Colwith Road

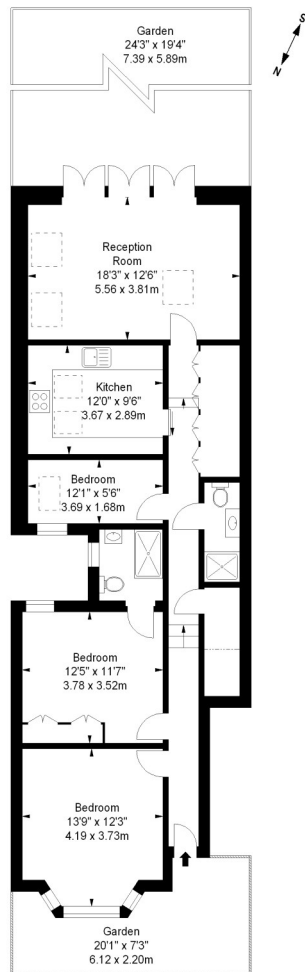
Hammersmith, London, W6

 LAWSONRUTTER





Colwith Road, W6  
Approximate gross internal area  
1014 sq ft / 94.20 sq m



Ground Floor

Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines

## Colwith Road Hammersmith, London, W6

Price Guide: £899,950

An exceptional three-bedroom, two-bathroom maisonette benefiting from its' own front door and private south facing garden located on arguably the most sought-after road in the Crabtree Conservation Area. The property which is beautifully presented throughout and measures 1014 sq. ft. comprises a fabulous 18'3 x 12'6 reception room with wooden floors and bi-fold doors opening onto the south facing garden, a stylish 12'0 x 9'6 kitchen with Corian worksurfaces, three bedrooms (one en-suite) and a separate shower room. The smaller third bedroom is currently used as an office. It is extremely rare for a ground floor property of this size with a private garden to become available in the Crabtree Estate and early viewing is a must. Colwith Road is ideally located being less than two minutes' walk from the River Thames towpath and 8-10 minutes to Hammersmith underground station. There are a variety of local amenities including Waitrose, Sainsburys, Café Nero as well as the River Thames' numerous restaurants, bars and pubs, including The River Café and the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Leasehold 976 years unexpired

Exceptional three bedroom, two bathroom maisonette with own front door

Crabtree Conservation Area | Fabulous reception room | Stylish kitchen with Corian worksurfaces

South facing garden | Two minutes to River Thames towpath | 5-10 minutes to Hammersmith station

Riverside studios with cinema, two theatres, restaurants & bar | 1014 Sq. Ft. (94.20 Sq. M.) Leasehold

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

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

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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.

