

# Rainville Road

Hammersmith, London, W6

 LAWSONRUTTER





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Hammersmith, London, W6

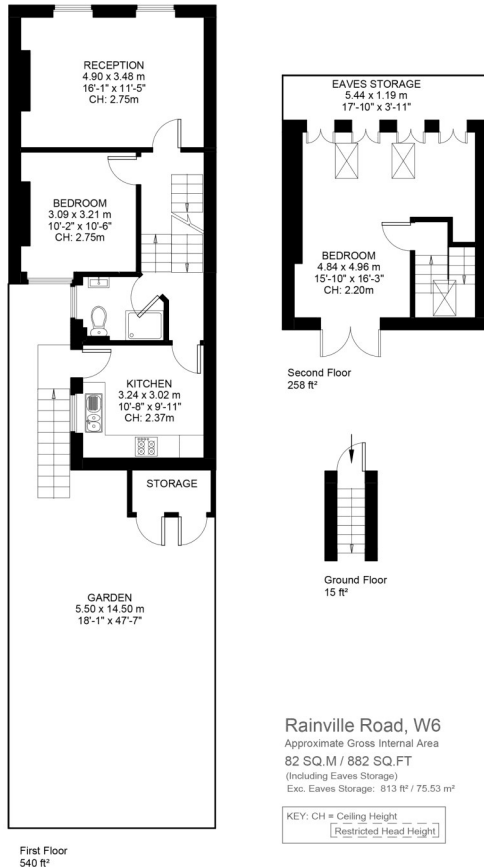
Price Guide: £649,950

A spacious and well-presented two double bedroom split-level first floor Victorian conversion flat measuring 882 sq. ft. located on a popular road within the much sought after Crabtree Conservation Area. The accommodation comprises a well fitted kitchen breakfast room with access to a private 25' rear garden, a stylish bathroom suite, two very good-sized double bedrooms and a light and airy west facing reception room.

The flat is extremely bright and airy throughout and would make an ideal purchase for a young couple or first time buyer. Rainville Road is a fabulous location being within walking distance of Hammersmith underground, the River Thames towpath and a selection of excellent shops and bistro restaurants/pubs, including Waitrose, Sainsburys, Café Nero, Pret, The Crabtree pub and Brasserie Blanc. Offered with a Share of Freehold and no onward chain.

Well presented two double bedroom split-level Victorian conversion in a popular location  
 Crabtree Conservation Area | Light & airy reception room | Well fitted kitchen/breakfast room  
 Ideal for first time buyer/young couple | Short walk to River Thames towpath with many amenities  
 Private rear garden | Share of Freehold | 882 Sq. Ft. (82 Sq. M.) No onward chain

Full Energy Performance Certificate available on



Rainville Road, W6  
 Approximate Gross Internal Area  
 82 SQ.M / 882 SQ.FT  
 (Including Eaves Storage)  
 Exc. Eaves Storage: 813 ft<sup>2</sup> / 75.53 m<sup>2</sup>

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.

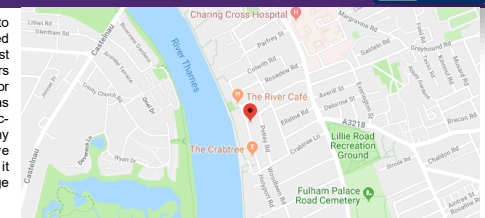


Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.

