

Kinnoul Road

Hammersmith, London, W6

 LAWSONRUTTER



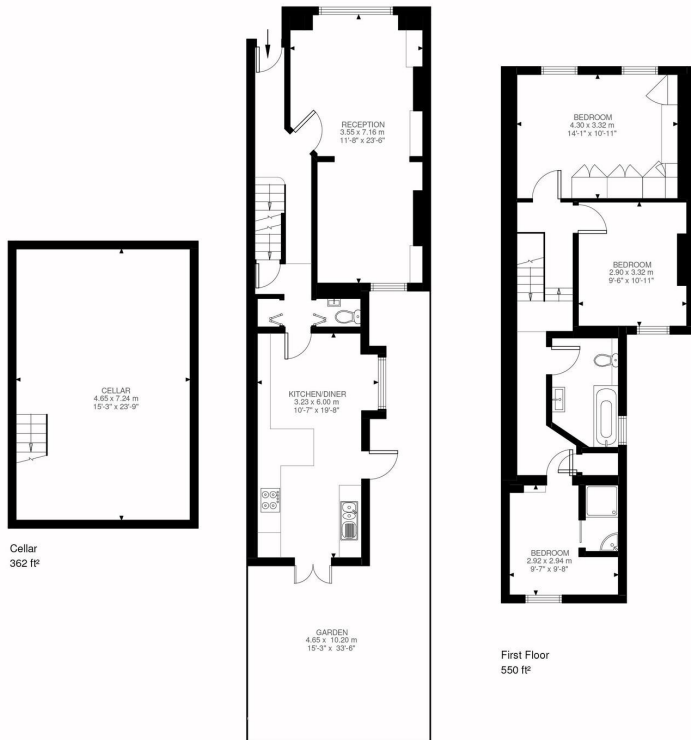


Kinnoul Road

Hammersmith, London, W6

Price Guide: £1,250,000

A beautifully presented three bedroom, two bathroom period family house with a secluded south-west facing rear garden. The house which is extremely light and airy throughout comprises on the ground floor from cloakroom with WC, 23'6 x 11'8 double reception room and a 19'8 x 10'7 kitchen / breakfast room with French doors leading onto the rear garden. The first floor benefits from three bedrooms, a spacious family bathroom and an en-suite shower room. There is scope to extend further into the loft (subject to the usual planning constraints). There is also a large 362 sq. ft. head height basement room which offers fantastic storage and potential to create additional living space (subject to the usual planning constraints). Kinnoul Road is an extremely popular enclave of West London, close to the prestigious Queens Club and within walking distance to Barons Court, West Kensington & Brompton Road with convenient access to tube and overground services, as well as the River Thames towpath. There are numerous shops and restaurants nearby in Munster Village and along the Fulham Palace Road including Waitrose, Sainsburys, Café Nero, Pret-a-Manger and The Crabtree Pub. Freehold.



Ground Floor
574 ft²

First Floor
550 ft²

Kinnoul Road, W6
Approximate Gross Internal Area
138.08 SQ.M / 1486 SQ.FT

Beautifully presented three double bedroom period house offering fantastic scope and potential

Popular location | Double reception room | Kitchen/breakfast room | Two bathrooms (one en suite)

Secluded south/west facing garden | Close to Queens Club | 362 Sq, Ft Basement room |

Close to transport & a variety of amenities | 1486 Sq. Ft. (138.08 Sq. M.) Freehold

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

T: 020 7385 7000
E: 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.

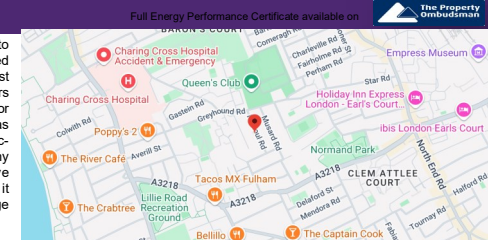


Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.

