

Claybrook Road

Hammersmith, London, W6

 LAWSONRUTTER





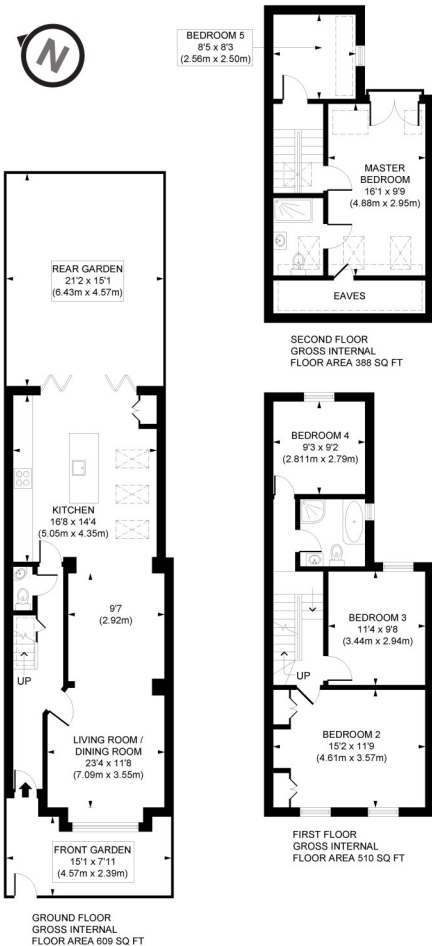
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Price Guide: £1,250,000

A stunning newly refurbished five bedroom, two bathroom period house with a private garden, located within a 6 – 7 minute walk to Barons Court underground station. The house which is bright and airy throughout comprises on the ground floor from a cloakroom and WC, 22'4 x 11'8 bay fronted reception room with wooden floors and a fabulous eat-in-kitchen/breakfast room with a granite top island unit and bi-fold doors which lead to the rear garden. The first floor benefits from three bedrooms and a luxurious family bathroom, whilst the top floors comprises two further bedrooms and an en-suite bathroom to the principal bedroom. Claybrook Road is a quiet road ideally located for the local amenities (Waitrose, Sainsburys, Café Nero & Pret-a-Mnager) and is a short walk to the river and Thames Path, the excellent shopping and amenities at Hammersmith Broadway, as well as all the new bars and restaurants at the Fulham Reach and Riverside Studios developments, including Brasserie Blanc, Sam's Riverside, The Crabtree gastropub, The Blue Boat and many more. Freehold. No onward chain.

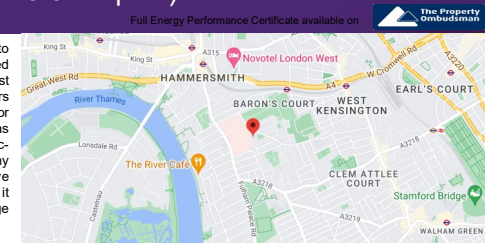
Stunning newly refurbished five bedroom, two bathroom period house which is bright & airy throughout
 Highly sought after location | Bay fronted reception room with wooden floors | Fabulous eat in kitchen
 Rear garden | 6-7 minutes walk to Barons court station | Close to River Thames path | No onward chain
 Close to transport & a variety of amenities | 1507 Sq. Ft. (140.02 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.



Claybrook Road, W6

Approximate Gross Internal Area
 140.02 SQ.M / 1507 SQ.FT (Including Restricted Height Aea & Eaves)
 129.69 SQ.M / 1396 SQ.FT (Excluding Restricted Height Aea & Eaves)

KEY: Restricted Head Height

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

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