

Nella Road

Hammersmith, London, W6

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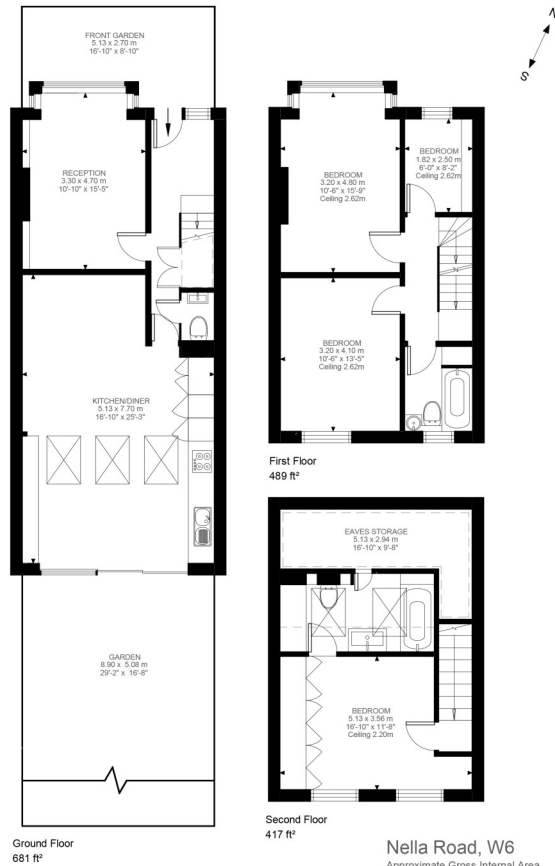
Nella Road

Hammersmith, London, W6

Price Guide: £1,450,000

A stunning four bedroom, two bathroom family house with a secluded 30ft south facing garden located in a much sought after road within the popular Crabtree Conservation Area. The property benefits on the ground floor from a lovely front reception room with period fireplace, a separate WC and a fabulous 25'3 x 16'10 kitchen dining room / family room area, with bi-folding doors leading onto the rear garden. The first floor benefits from three bedrooms and a recently fitted family bathroom, whilst the top floor comprises a further principle bedroom with a stylish en-suite bathroom and fantastic built in storage.

Nella Road is a quiet residential road located a stones' throw from the delights of the River Thames towpath and within a 10 minute walk to Hammersmith underground station. There are a variety of shops, restaurants, bars and pubs nearby including the River Café, Sam's Brasserie, Brasserie Blanc and the Crabtree gastro pub, as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Freehold



Nella Road, W6
Approximate Gross Internal Area
147.47 SQ.M / 1587 SQ.FT
(INCLUDING EAVES STORAGE)
EAVES STORAGE 10.13 SQ.M / 109 SQ.FT
EXCLUSIVE TOTAL AREA 137.34 SQ.M / 1478 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

Stunning four bedroom, two bathroom family house in ever popular Crabtree Conservation Area

Lovely front reception room with period fireplace | Kitchen/dining/family room | Cloakroom

Private 30ft rear garden | Stones throw to River Thames | Close to Riverside Studios | Excellent storage

Close to transport & numerous amenities | 1587 Sq. Ft. (147.47 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.

