

# Nella Road

Hammersmith, London, W6

 LAWSONRUTTER



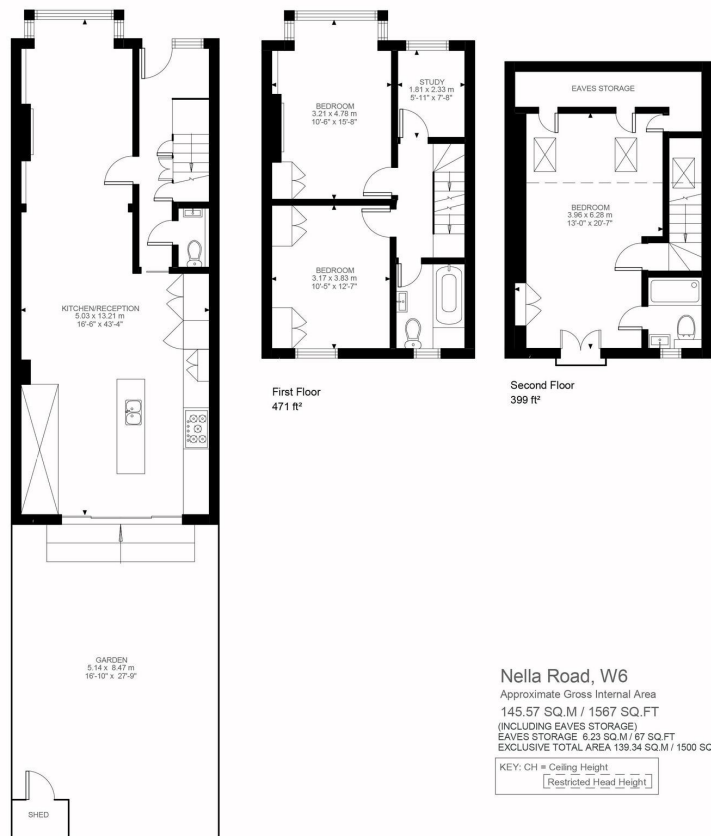


# Nella Road

Hammersmith, London, W6

Price Guide: £1,495,000

This is an outstanding four bedroom, two bathroom period house that has been beautifully refurbished throughout to create an exceptional family home on a much sought after road within the Crabtree Conservation Area. The accommodation comprises on the ground floor from an elegant entrance hall, a light and airy double reception with wooden floors and feature fireplace, cloakroom, and a superb kitchen breakfast room / family room with a central marble island and lantern roof light. The fabulous 27'6" south facing garden is accessed through sliding doors and offers exceptional space for entertaining and al fresco dining. The first floor comprises three bedrooms and a beautiful family bathroom, whilst the top floor comprises the principle bedroom with stylish en-suite bathroom. Nella Road is a quiet residential road located a stones' throw from the delights of the River Thames towpath and within an 8 – 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  
 145.57 SQ.M / 1567 SQ.FT  
 (INCLUDING EAVES STORAGE)  
 EAVES STORAGE: 6.23 SQ.M / 67 SQ.FT  
 EXCLUSIVE TOTAL AREA: 139.34 SQ.M / 1500 SQ.FT

Outstanding four bedroom, two bathroom (one en suite) period house in much sought after road  
 Crabtree Conservation Area | Double reception room with wooden floors | Superb kitchen/breakfast/family room  
 Fabulous south facing garden | Stones throw to River Thames towpath with River Café & Riverside studios  
 Close to transport & a variety of amenities | 1567 Sq. Ft. (145.57 Sq. M.) Freehold

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

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



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**BRITISH PROPERTY AWARDS 2023** GOLD WINNER ESTATE AGENT IN W14

Ground Floor  
697 ft<sup>2</sup>

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

Full Energy Performance Certificate available on