

# Rosedew Road

Hammersmith, London, W6

 LAWSONRUTTER





# Rosedew Road

Hammersmith, London, W6

Price Guide: £1,125,000

A fabulous opportunity to purchase a substantial four bedroom, two bathroom period house with a large south facing garden in a highly sought after road within the Crabtree Conservation Area. The house which requires updating, benefits on the ground floor from a 28'4 x 10'8 double reception room with a beautiful period fireplace and parquet flooring, a modern well fitted bathroom and a 13'1 x 13'1 eat in kitchen breakfast room (with potential to extend further) which leads onto the substantial south facing garden with a 16'5 x 9'5 brick built shed. The first floor comprises of three bedrooms, a family bathroom and roof terrace, with the top floor benefitting from a further bedroom. Rosedew Road is much desired being within a 7- 8 minute walk to Hammersmith underground station, a stones' throw from the River Thames towpath and close to a variety of shops and restaurants including Waitrose, Sainsburys, Café Nero, Pret, Pizza Express and The Crabtree pub. No onward chain.

Substantial four bedroom, two bathroom period house in Crabtree Conservation area  
 Double reception room with stunning fireplace | Kitchen/breakfast room | Roof terrace  
 South Facing garden | Stones throw to River Thames | No onward chain  
 Close to transport & amenities | 1716 Sq. Ft. (159.46 Sq. M.) Freehold

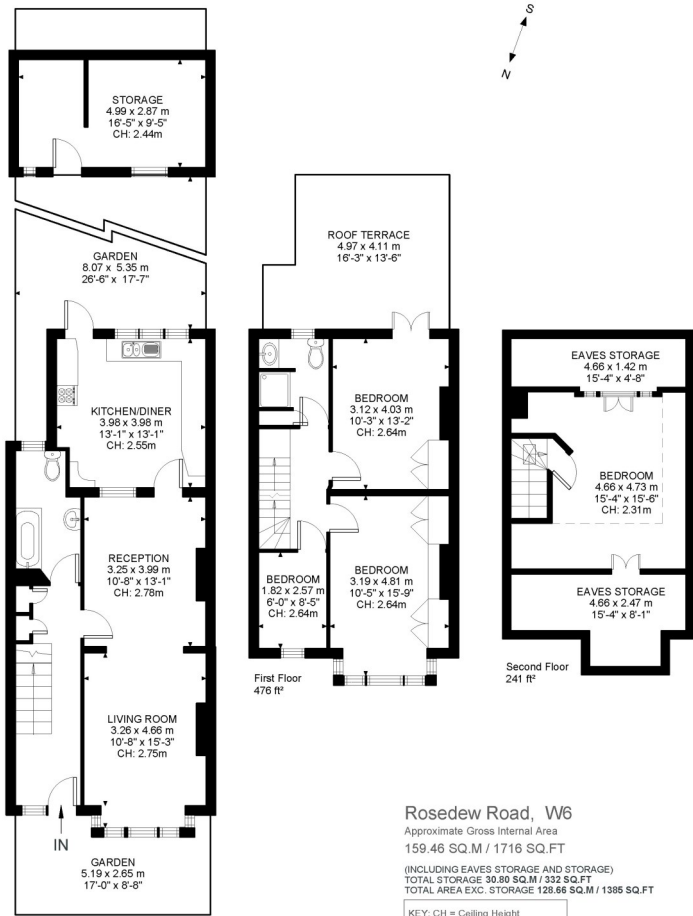
Full Energy Performance Certificate available on

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

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 E: hammersmith@lawsonrutter.com

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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.



Rosedew Road, W6  
 Approximate Gross Internal Area  
 159.46 SQ.M / 1716 SQ.FT  
 (INCLUDING EAVES STORAGE AND STORAGE)  
 TOTAL STORAGE 30.89 SQ.M / 332 SQ.FT  
 TOTAL AREA EXC. STORAGE 128.66 SQ.M / 1385 SQ.FT

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

