

# Rannoch Road

Hammersmith, London, W6





# Rannoch Road

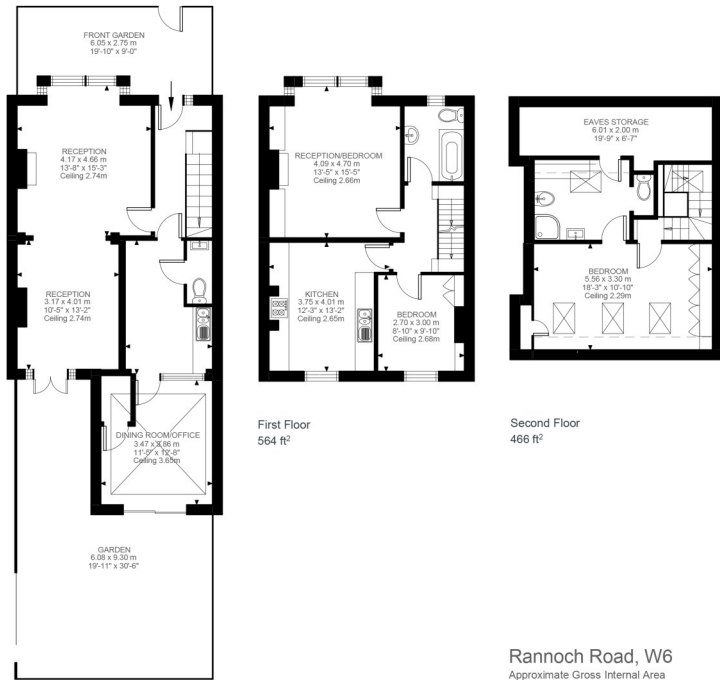
Hammersmith, London, W6

Price Guide: £1,250,000



A rare to the market, wider than average three double bedroom end of terrace Edwardian property, offering fantastic living space and off street parking. The property is located in the heart of the Crabtree Conservation Area, situated a stone's throw from the River Thames towpath and numerous bars and restaurants including The Crabtree, The Blue Boat, Sam's Riverside and many more) less than a ten minute walk to Hammersmith underground. Measuring 1743 sq. ft. The property has the potential to be extended further with a side return (subject to full planning permission) which would create a fabulous living, kitchen/dining space and create one of the largest houses on Rannoch Road.

The current configuration on the ground floor consists of a large double reception room which leads onto the side patio, a separate dining room, currently used as an office space which also has access to the rear garden. The first floor boasts a modern bathroom suite, a well fitted kitchen and another large reception room (which could easily be turned into two double bedrooms) and a third bedroom. The master bedroom can be located in the fully extended loft with a fabulous en suite. Offered chain free.



Rannoch Road, W6  
Approximate Gross Internal Area  
161.90 SQ.M / 1743 SQ.FT  
(INCLUDING EAVES STORAGE)  
EAVES STORAGE: 10.51 SQ.M / 113 SQ.FT  
EXCLUSIVE TOTAL AREA 151.39 SQ.M / 1630 SQ.FT

KEY: CH = Ceiling Height  
[ ] = Restricted Head Height

Wider than average Edwardian three bedroom end of terrace house offering fantastic scope to extend

Heart of the Crabtree Conservation area | Three reception rooms | Kitchen | Two bathrooms

Private rear garden | Stones throw to River Thames | No onward chain | Off street parking

Close to transport & numerous amenities | 1743 Sq. Ft. (161.90 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.

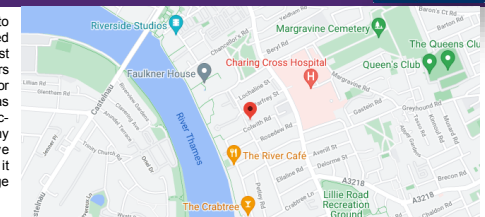


Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.

