

# Petley Road

Hammersmith, London, W6





# Petley Road

Hammersmith, London, W6

Price Guide: £725,000

A superb end of terrace two double bedroom top floor split level conversion flat that offers fabulous living accommodation, measuring at 891 sq. ft. located in one of the most popular tree-lined roads within the Crabtree Conservation Area. This unique flat benefits from an attractive staircase leading you up to the property which boasts two sizeable bedrooms (master bedroom fitted with cherrywood built in wardrobes), a beautiful and stylish fitted family bathroom with under floor heating, utility room and an outstanding and charming 21'2 x 22'1 open plan kitchen/reception room with sliding doors leading to a west facing balcony. Further benefits include access to the extremely spacious eaves storage space. Petley Road is a stone's throw from the Thames Path and some excellent amenities too, including the Michelin starred River Café, the Crabtree riverside gastro pub, the Blue Boat, Brasserie Blanc, as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Hammersmith underground station is within a 10-12 minute walk and offers easy access to the to M4/A4, West End and Heathrow. Share of Freehold.



Petley Road, W6  
Approximate Gross Internal Area  
82.76 SQ.M / 891 SQ.FT  
(INCLUDING EAVES STORAGE)  
EAVES STORAGE 5.19 SQ.M / 56 SQ.FT  
EXCLUSIVE TOTAL AREA 77.57 SQ.M / 835 SQ.FT

KEY: CH = Ceiling Height  
[ ] Restricted Head Height

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

Superb end of terrace two double bedroom split level conversion flat

Crabtree Conservation Area | Open plan kitchen/reception room with sliding doors to balcony | Utility room

Stylish bathroom with underfloor heating | Spacious eaves storage | Close to transport & amenities

Stones throw to River Thames with numerous bars, restaurants & Riverside Studios | 891 Sq. Ft. (82.76 Sq. M.)

Full Energy Performance Certificate available on

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

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

