

Petley Road

Hammersmith, London, W6





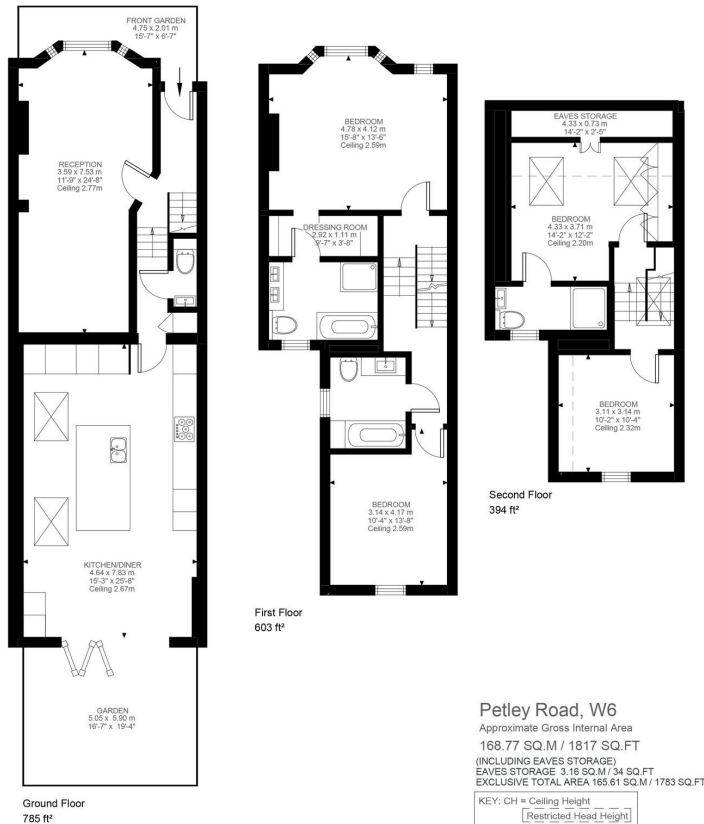
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Price Guide: £1,650,000



This is an outstanding four bedroom, three bathroom period house that has been beautifully refurbished throughout to create an exceptional family home on arguably the most sought after road within the Crabtree Conservation Area. The accommodation comprises on the ground floor from an elegant entrance hall, a well-designed reception with oak floors, which offers a formal entertaining space with marble fireplace as well as a relaxing media zone, cloakroom, and a superb underfloor heated kitchen breakfast room / family room, with a central marble island (with Quooker tap), which opens through bespoke hardwood bi-fold doors onto the west facing rear garden. The first floor comprises two bedrooms and two bathrooms, including a wonderful principle bedroom with dressing room and a luxurious en-suite bathroom with double basin vanity unit, walk in shower and bath-tub. The top floor comprises two further double bedrooms and an additional shower room which is also beautifully finished. Petley Road is a quiet residential road located a stones' throw from the delights of the River Thames towpath and within a 10 – 12 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.



Petley Road, W6
 Approximate Gross Internal Area
 168.77 SQ.M / 1817 SQ.FT
 (INCLUDING EAVES STORAGE)
 EAVES STORAGE: 3.16 SQ.M / 34 SQ.FT
 EXCLUSIVE TOTAL AREA: 165.61 SQ.M / 1783 SQ.FT

Outstanding four bedroom, three bathroom period house in Crabtree Conservation Area
 Beautifully refurbished throughout | Well designed double reception room with fireplace | Cloakroom | Dressing room
 Superb kitchen with underfloor heating, central marble island with Quooker tap and bi-fold doors leading to garden
 West facing garden | Stones throw to River Thames and 10-12 minutes walk to Hammersmith Station
 Close to transport & numerous amenities | 1817 Sq. Ft. (168.77 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.