

# Margravine Gardens

Hammersmith, London, W6

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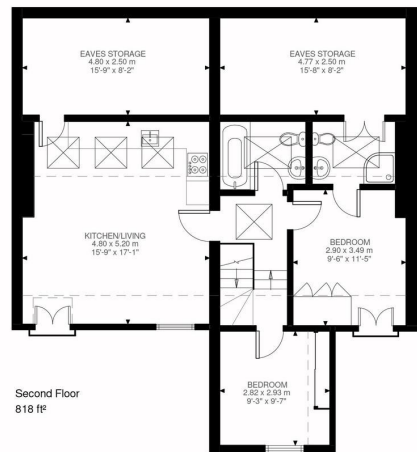
# Margravine Gardens

Hammersmith, London, W6

Price Guide: £650,000

An exceptional two double bedroom, two bathroom top floor lateral period conversion flat located on a much sought after road within a 5 minute walk to Barons Court underground station.

The accommodation is laid out over the entire top floor and comprises a wonderful open plan reception room with modern kitchen and offers fantastic living and entertaining space. There are two generous double bedrooms (the principle bedroom has an en-suite bathroom) and a separate stylish family bathroom. This property is light and airy throughout and would make an ideal purchase for both first time buyers and investors. Margravine Gardens is located moments from the prestigious Queens Club and a variety of boutique shops and restaurants, as well as offering easy access to the A4/M4. 999 year lease. Share of Freehold. No onward chain.



Exceptional two double bedroom top floor lateral period conversion flat in much sought after road

Popular location | Wonderful open plan reception room | Modern kitchen | Two bathrooms

Ideal first time buy/investment | Moments from Queens Club | No onward chain | Easy access to A4/M4

Close to transport & amenities | 926 Sq. Ft. (86.07 Sq. M.) 999 years lease & Share of Freehold

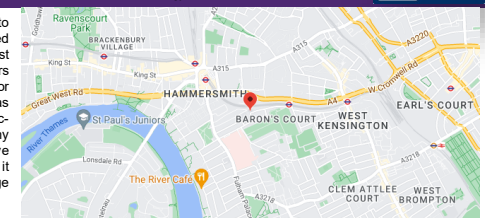
Full Energy Performance Certificate available on

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

T: 020 7385 7000  
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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.



Margravine Gardens, W6  
Approximate Gross Internal Area  
76.02 SQ.M / 818 SQ.FT  
(INCLUDING EAVES STORAGE)  
EAVES STORAGE: 26.02 SQ.M / 280 SQ.FT  
EXCLUSIVE TOTAL AREA 60.05 SQ.M / 646 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

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

