

# Silverton Road

Hammersmith, London, W6

 LAWSONRUTTER







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Price Guide: £1,050,000

As sole agents Lawson Rutter are thrilled to offer this extremely rare un-extended three bedroom Edwardian house with a 40ft south facing garden located in the ever popular Crabtree Conservation Area. This charming property has fantastic potential to create a fabulous family house with four double bedrooms, three bathrooms and wonderful entertaining space on the ground floor (subject to the usual planning constraints). The current layout comprises on the ground floor of a double reception room with sliding doors leading to the south facing garden and kitchen, whilst the first floor comprise of the three bedrooms, family bathroom and loft access. Silverton Road is exceptionally well located being within walking distance of Hammersmith underground station, a fabulous neighbourhood and prime catchment area for the outstanding local schools, Sacred Heart Girls, London Oratory Boys & St Augustine's Primary. Further benefits include The River Thames towpath just a stone's throw away which includes many new and improved bars and restaurants and the newly renovated Riverside Studios with its theatre, cinema, art gallery and bars / restaurants. Offered chain free an early viewing is highly recommended.

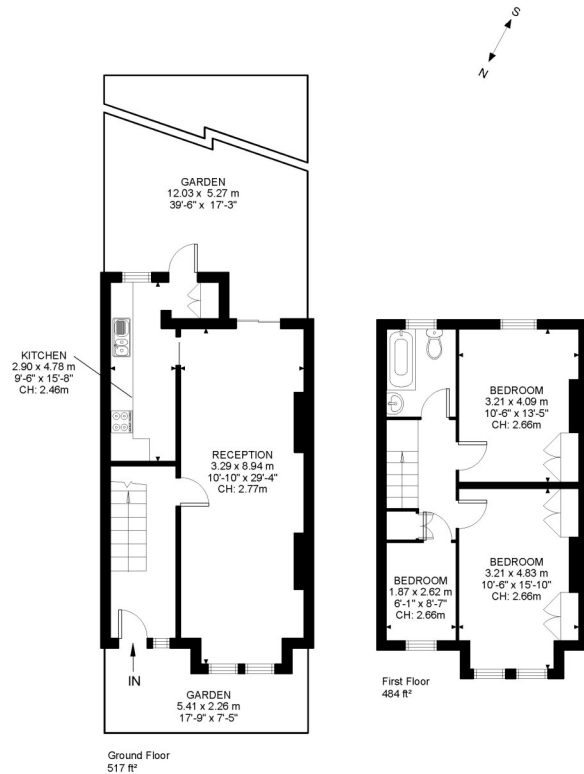
Un-extended three double bedroom Edwardian house offering fantastic scope and potential

Ever popular Crabtree Conservation Area | Double reception room | Kitchen | Bathroom

40ft South facing garden | Stones throw to River Thames | No onward chain

Close to transport & amenities | 1001 Sq. Ft. (93.03 Sq. M.) Freehold

Full Energy Performance Certificate available on



Silverton Road, W6  
 Approximate Gross Internal Area  
 93.03 SQ.M / 1001 SQ.FT

KEY: CH = Ceiling Height  
 [Restricted Head Height]

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.

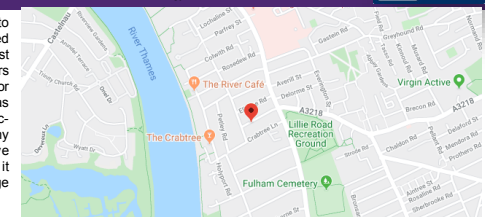


Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.

