

# Lochaline Street

Hammersmith, London, W6

 LAWSONRUTTER







# Lochaline Street

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Price Guide: £1,295,000

A fantastic opportunity to acquire this four double bedroom two bathroom Victorian house with a wonderful garden located in a lovely part of the Crabtree Conservation Area, within a 2 – 3 minute walk to the River Thames towpath. The accommodation comprises on the ground floor of a large double reception room, cloakroom and a spacious kitchen/breakfast room which leads onto the garden. The first-floor benefits from three double bedrooms, a family bathroom and the second floor comprises the fourth bedroom and second bathroom. An exceptional feature is the scope and potential to extend the house further with a ground floor side and rear extension (all subject to the usual planning constraints). Lochaline Street is superbly located, just 6 -7 minutes' walk to Hammersmith underground station and a stone's throw from the superb pubs and restaurants along the river which include, The Crabtree, River Café, Sam's Riverside, Brasserie Blanc, The Dove and the recently renovated Riverside Studios which boasts two cinemas, café, restaurant and art gallery. Freehold. No onward chain.

Fantastic opportunity to acquire a four double bedroom house offering fantastic scope and potential  
 Crabtree Conservation area | Double reception room | Spacious kitchen/breakfast room | Two bathrooms  
 Wonderful garden | 2-3 minutes to River Thames towpath | No onward chain  
 Close to transport & numerous amenities | 1422 Sq. Ft. (132.11 Sq. M.) Freehold



Ground Floor  
546 ft²

First Floor  
560 ft²

Second Floor  
315 ft²

Lochaline Street, W6  
 Approximate Gross Internal Area  
 132.11 SQ.M / 1422 SQ.FT  
 (INCLUDING EAVES STORAGE)  
 EAVES STORAGE 4.93 SQ.M / 53 SQ.FT  
 EXCLUSIVE TOTAL AREA 127.16 SQ.M / 1369 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](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.

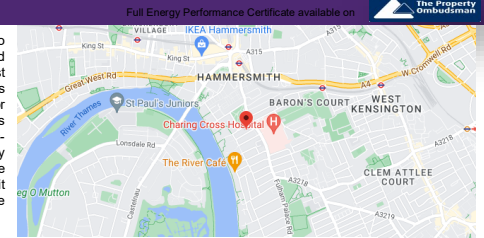


Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.