

# Yeldham Road

Hammersmith, London, W6

 LAWSONRUTTER





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Price Guide: £1,395,000

Lawson Rutter are delighted to offer this stunning four double bedroom, four bathroom Victorian family home measuring 1838 sq. ft. on this popular, quiet tree lined road, within a five minute walk to Hammersmith underground station (Piccadilly, District, Circle, Hammersmith & City Lines). This beautiful house has been lovingly refurbished to an extremely high standard to create a fabulous contemporary home whilst retaining many original features. The ground floor comprises a cloakroom with WC, double reception room with feature fire place and plantation shutters on the windows, and a superb 21'5 x 14'2 fully fitted kitchen dining room with marble island and bi-fold doors, which open on to a pretty and secluded south facing garden. The first floor comprises a wonderful principle bedroom with dressing room / en-suite bathroom and an additional bedroom and family bathroom. The top floor benefits from two further double bedrooms and two bathrooms. Further benefits include a useful storage area in the dry cellar. Yeldham Road is a short walk to the river and Thames Path, the excellent shopping and amenities at Hammersmith Broadway, as well as all the new bars and restaurants at the Fulham Reach and Riverside Studios developments. Early viewing of this outstanding property is highly recommended.



Yeldham Road, W6  
 Approximate Gross Internal Area  
 170.70 SQ.M / 1838 SQ.FT  
 (INCLUDING EAVES STORAGE & CELLAR)  
 EAVES STORAGE: 4.14 SQ.M / 45 SQ.FT  
 CELLAR: 7.78 SQ.M / 84 SQ.FT  
**EXCLUSIVE TOTAL 1.58 SQ.M / 1709 SQ.FT**

KEY: CH = Ceiling Height  
 [Restricted Head Height]

Stunning four bedroom, four bathroom house refurbished to extremely high standard  
 Popular location | Double reception room | Superb fully fitted kitchen with marble island and bi fold doors  
 South facing garden | Short walk to River Thames towpath & excellent a shopping at Hammersmith Broadway  
 Close to transport & a variety of amenities | 1838 Sq. Ft. (170.70 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.

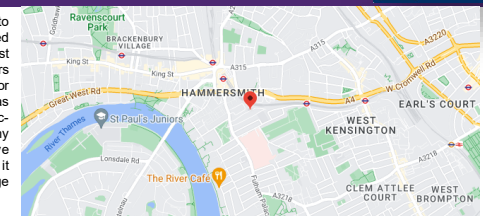


Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.

