

# Rosedew Road

Hammersmith, London, W6







# Rosedew Road

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Price Guide: £1,395,000

A beautiful four bedroom, two bathroom family house with a secluded 30ft south facing garden (with home office) located in a much sought after road within the popular Crabtree Conservation Area. The property benefits on the ground floor from a cloakroom with WC and shower, front living /play room, a stylish fully fitted kitchen with granite worktop and a fabulous rear living/family/entertaining room area with bi-folding doors leading onto the rear garden. The first floor benefits from three bedrooms and a recently fitted family bathroom, whilst the top floor comprises a further principle bedroom with fantastic built in storage and a stylish en-suite bathroom. Further benefits include a brick-built garden office with electricity and skylight. Rosedew Road is a quiet residential road located a stones' throw from the delights of the River Thames towpath and within a 8 - 10 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. Freehold. No onward chain.

Beautiful four bedroom family house in the ever popular Crabtree Conservation Area

Front living/playroom | Fabulous living/family/entertainment room | Stylish fully fitted kitchen | Two bathrooms

Secluded 30ft south facing garden | Stones throw to River Thames with bars, restaurants | No onward chain

Close to transport & numerous amenities | 1704 Sq. Ft. (158.33 Sq. M.) Freehold



Rosedew Road, W6  
Approximate Gross Internal Area  
158.33 SQ.M / 1704 SQ.FT  
(INCLUDING EAVES & EXTERNAL STORAGE)  
EAVES STORAGE: 1.92 SQ.M / 21 SQ.FT  
EXTERNAL STORAGE: 11.41 SQ.M / 123 SQ.FT  
EXCLUSIVE TOTAL AREA 145.00 SQ.M / 1561 SQ.FT

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.

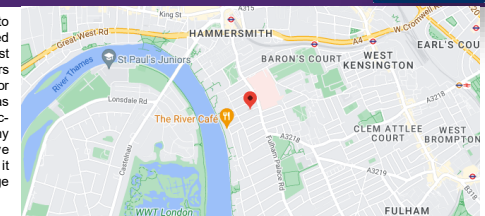


Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.