

Brecon Road

Hammersmith, London, W6





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Price Guide: £1,500,000



This sensational four bedroom, three bathroom family house, which is arranged over four floors, measures 1804 sq. ft. and makes the ideal home with well laid out accommodation and versatile living space. The property comprises on the ground floor from a 26'2 x 14'8 living room with working fireplace and wooden floors, a well-appointed home office, access to the private rear garden and stairs that lead down to the lower ground floor, which benefits from a beautiful 18'3 x 14'1 kitchen/breakfast room, a well fitted utility room and a bedroom with en-suite shower room, which would be ideal for an au-pair or teenage child. The first floor comprises two further bedrooms and a family bathroom, whilst the top floor houses the principle bedroom with a further bathroom. This house further benefits from excellent storage throughout. Brecon Road is an extremely popular enclave of West London, close to the prestigious Queens Club and within walking distance to Barons Court, West Kensington & West Brompton stations with convenient access to tube and overground services, as well as the River Thames towpath. There are numerous shops and restaurants nearby in Munster Village and along the Fulham Palace Road including Waitrose, Sainsburys, Café Nero, Pret-a-Manger and The Crabtree Pub. Freehold. No onward chain.



Sensational four bedroom , three bathroom family house arranged over four floors measuring 1804 SQ. FT.
 Spacious living room with working fireplace and wooden floors | Beautiful kitchen/breakfast room | Home Office
 Private rear garden | Stones throw to Queens Club & Munster Village | Short walk to River | No onward chain
 Close to transport & a variety of amenities | 1804 Sq. Ft. (167.50 Sq. M.) Freehold

Brecon Road, W6
 Approximate Gross Internal Area
 167.50 SQ.M / 1804 SQ.FT
 (INCLUDING EAVES STORAGE)
 EAVES STORAGE 4.68 SQ.M / 50 SQ.FT
 EXCLUSIVE TOTAL AREA 162.82 SQ.M / 1753 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.

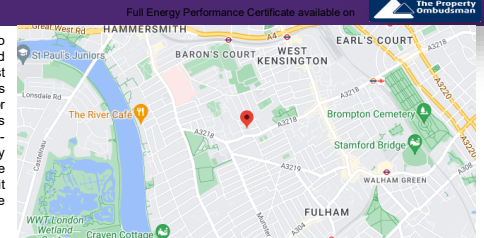


Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.

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