

# Beryl Road

Hammersmith, London, W6

 LAWSONRUTTER



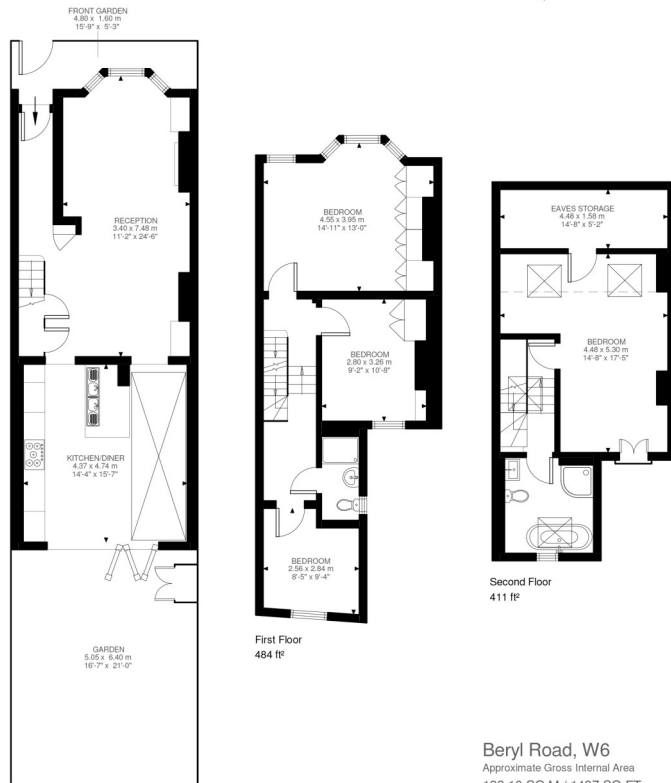


# Beryl Road

Hammersmith, London, W6

Price Guide: £1,295,000

This is a stunning four double bedroom, two bathroom Victorian family home located on a quiet residential tree lined road, within a 5 – 7 minute walk to both Hammersmith and Barons Court underground stations (Piccadilly, District, Circle, Hammersmith & City Lines). This wonderful home is beautifully presented throughout to create a fabulous contemporary living space whilst also retaining many original features from its Victorian past. The property comprises on the ground floor from a 24'6 double reception room with wooden floors, feature fire place and plantation shutters on the windows, and a fully extended 15'7 x 14'4 kitchen dining room with bi-fold doors, which open on to a landscaped and secluded garden. The first floor comprises three double bedrooms and a stylish shower room, with the top floor benefitting from a fabulous family bathroom and a superb principle bedroom suite. Beryl 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, including Brasserie Blanc, Sam's Riverside, The Crabtree gastropub, The Blue Boat and many more. With no onward chain, early viewing of this outstanding property is highly recommended.



Beryl Road, W6  
Approximate Gross Internal Area  
138.16 SQ.M / 1487 SQ.FT  
(INCLUDING EAVES STORAGE)  
EAVES STORAGE: 7.66 SQ.M / 82 SQ.FT  
EXCLUSIVE TOTAL AREA: 130.50 SQ.M / 1405 SQ.FT

KEY: CH = Ceiling Height  
[ ] = Restricted Head Height

Stunning four double bedroom, two bathroom Victorian family home located on quiet residential road  
Fabulous double reception room with wooden floors & fireplace | Fully extended kitchen/dining room  
Secluded landscaped garden | Short walk to River Thames towpath | No onward chain  
Close to transport & numerous amenities | 1487 Sq. Ft. (138.16 Sq. M.) Freehold

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.

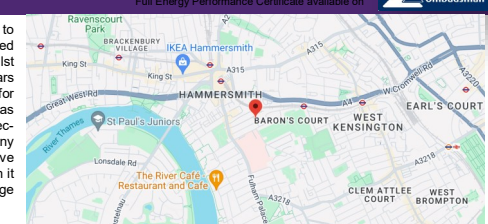


Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.

