

# Larnach Road

Hammersmith, London, W6







## Larnach Road

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Price Guide: £1,300,000

A spacious and bright five bedroom, two bathroom period house with a larger than average 33'6" rear garden located on a popular residential road within the much sought after Crabtree Conservation Area. The property benefits on the ground floor from an attractive entrance hall with the original tiled flooring, cloakroom with WC, 29' double reception room with wooden flooring, an extended 17'10" x 16'1" kitchen/breakfast room and access to the secluded rear garden. The first floor comprises three bedrooms and a family bathroom, whilst the top floor benefits from a two further double bedrooms and an additional bathroom. This is an excellent opportunity to acquire a lovely family house. Larnach Road is located a stones' throw from the delights of the River Thames towpath boasting the River Café, Sam's Brasserie and The Crabtree pub. There are a variety of shops, restaurants, bars and pubs nearby as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Freehold.

Spacious & bright five bedroom period house in much sought after Crabtree Conservation Area

Attractive entrance hall with original tiles | Double reception room with wooden flooring

Extended kitchen/breakfast room | Two bathroom plus cloakroom | Secluded rear garden

Short walk to Hammersmith underground station | Stones throw to delights of the Thames Path

Close to transport & a variety of amenities | 1507 Sq. Ft. (140.02 Sq. M.) Freehold

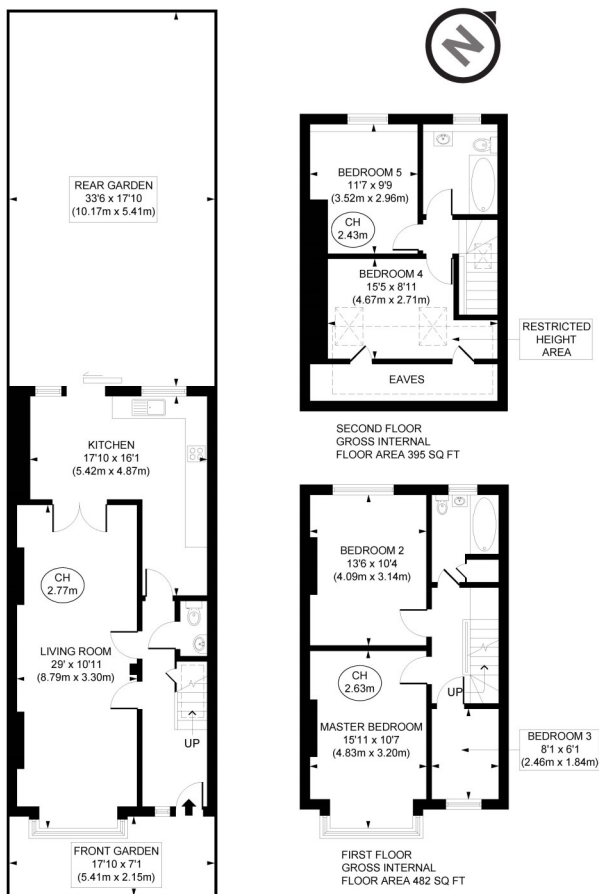
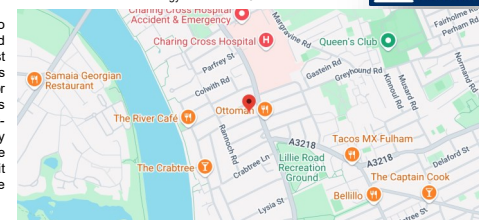
All viewings by appointment through our **Hammersmith Office**:

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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.



Larnach Road, W6

Approximate Gross Internal Area

140.02 SQ. M / 1507 SQ. FT. (Including Restricted Height Area & Eaves)  
130.03 SQ. M / 1340 SQ. FT. (Excluding Restricted Height Area & Eaves)

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

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**GOLD WINNER**

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