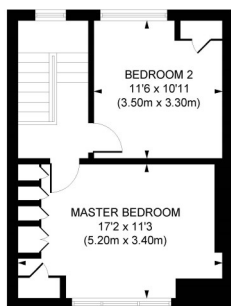


# Margravine Gardens

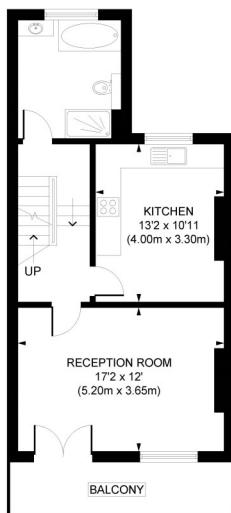
Hammersmith, London, W6







SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 399 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 535 SQ FT



Margravine Gardens, W6  
Approximate Gross Internal Area  
86.83 SQ.M / 934 SQ.FT

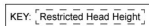


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

## Margravine Gardens

Hammersmith, London, W6

Price Guide £725,000

A superb 934 sq. ft. two double bedroom split-level flat with private balcony, that is beautifully presented throughout and located in one of the most sought after roads in the area being within a 2 – 3 minute walk to Barons Court underground station.

This extremely light and airy flat comprises a fabulous 17'3 x 12 living room with wooden floors, period fireplace and access through French doors onto the full length balcony, a stylish fully fitted 13'2 x 10'11 kitchen/breakfast room with ample space for dining room table and chairs, a stunning bathroom offering a touch of luxury and two generous double bedrooms. Margravine Gardens is located moments from the prestigious Queens Club and a variety of boutique shops and restaurants, as well as offering easy access to the A4/M4. No onward chain.

Superb two double bedroom split-level flat measuring 934 Sq. Ft | Private balcony

Sought after location | Living room with wooden floors & period fireplace

Stylish fully fitted kitchen/breakfast room | Stunning bathroom offering a touch of luxury

Moments from Queens Club | Short walk to Barons Court & Hammersmith stations | No onward chain

Close to transport & a variety of amenities | 934 Sq. Ft. (88.83 Sq. M.) Leasehold

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

T: 020 7385 7000

E: [hammersmith@lawsonrutter.com](mailto:hammersmith@lawsonrutter.com)

192 Fulham 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.



**LAWSONRUTTER**



**BRITISH  
PROPERTY  
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2023**

**GOLD WINNER**

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IN W6



**BRITISH  
PROPERTY  
AWARDS  
2024**

**GOLD WINNER**

ESTATE AGENT  
IN W6