

# Humbolt Road.

Hammersmith, London, W6







# Humbolt Road

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Price Guide: £1,425,000

An outstanding four bedroom, four bathroom period house that has been refurbished to an extremely high standard and that benefits from a wonderfully secluded rear patio garden. The accommodation on the ground floor comprises an entrance hall with wood flooring, cloakroom with WC, 24'6" double reception room with wood flooring, period fireplace with built-in-cupboard surrounds, and a wonderful 18'7" x 15'1" kitchen breakfast / family room with a stunning fully fitted kitchen with bi-fold doors leading onto the exceptional rear garden. The first floor benefits from two bedrooms and two bathrooms (including the principal bedroom comprising a walk-in-wardrobe and en-suite bathroom), whilst the top floor comprises two further bedrooms (one currently used as an office) and another stylish bathroom. Humbolt Road is an extremely popular enclave of West London, close to the prestigious Queens Club and within walking distance to Barons Court, West Kensington & Brompton Road 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.

Outstanding four bedroom, four bathroom house which has been refurbished to extremely high standard

Close to Queens Club | Spacious double reception room with wood flooring | Wonderful kitchen/breakfast/family room

Secluded rear garden | Walking distance to Barons Court & West Brompton stations & River Thames towpath

Close to transport & numerous amenities | 1584 Sq. Ft. (147. 16 Sq. M.) Freehold | No onward chain

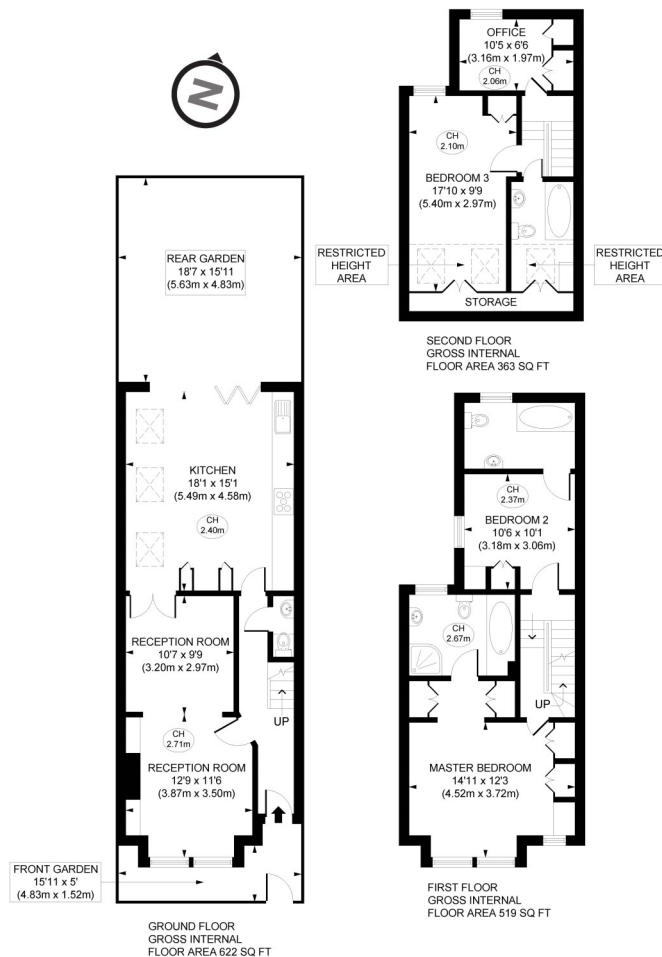
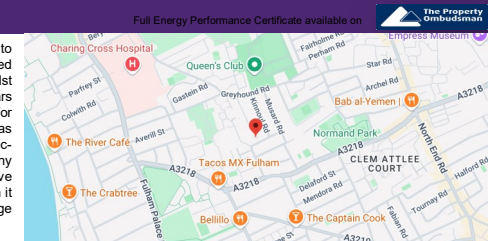
All viewings by appointment through our **Hammersmith Office**:

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.



Humbolt Road, W6

Approximate Gross Internal Area

147.16 SQ.M / 1584 SQ.FT (Including Restricted Height Area & Storage)  
135.99 SQ.M / 1464 SQ.FT (Excluding Restricted Height Area & Storage)

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

**LAWSONRUTTER**



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IN W6



**BRITISH  
PROPERTY  
AWARDS  
2023**

**GOLD WINNER**

ESTATE AGENT  
IN W14