

# Beryl Road

Hammersmith, London, W6

 LAWSONRUTTER







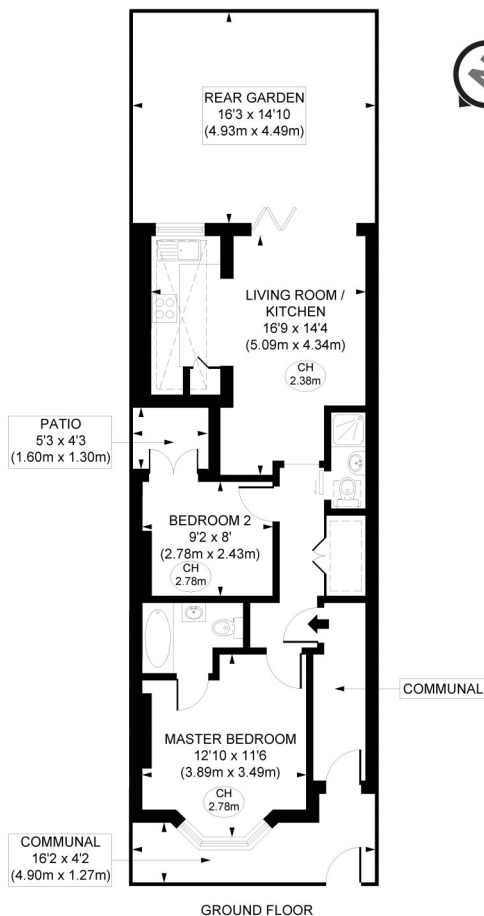
## Beryl Road

Hammersmith, London, W6

O.I.E.O £625,000

A beautiful two bedroom, two bathroom ground floor flat benefitting from a stunning private rear patio located on a popular residential road within a 5 – 7 minute walk to both Hammersmith and Barons Court underground stations. The flat which is stunning throughout comprises a bay fronted bedroom to the front with en-suite bathroom, a second good sized bedroom to the rear with doors to a patio/lightwell, a further stylish shower room, and a lovely open plan living room to the rear with bi-fold doors opening onto the private patio garden. The kitchen and bathrooms are all stylishly finished and offer a touch of luxury.

The patio garden is south facing and is simply stunning and ideal for BBQ, al-fresco dining and entertaining. 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 River Café, The Crabtree gastropub, The Blue Boat and many more. No onward chain. Share of Freehold.



GROUND FLOOR

Beryl Road, W6  
Approximate Gross Internal Area  
49.07 SQ.M / 528 SQ.FT

KEY: "Restricted Head Height"

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

Beautiful, two bedroom, two bathroom ground floor flat on popular residential road

Lovely open plan living room with bi-fold doors | Stylishly kitchen & bathrooms offering touch of luxury

Private south facing patio garden | Short walk to River Thames | Excellent shopping | No onward chain

Close to transport & numerous amenities | 528 Sq. Ft. (49.07 Sq. M.) Share of Freehold

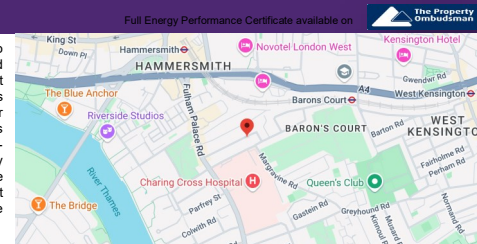
All viewings by appointment  
through our **Hammersmith Office:**

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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.



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**GOLD WINNER**

ESTATE AGENT  
IN W6



**BRITISH  
PROPERTY  
AWARDS  
2023**

**GOLD WINNER**

ESTATE AGENT  
IN W14