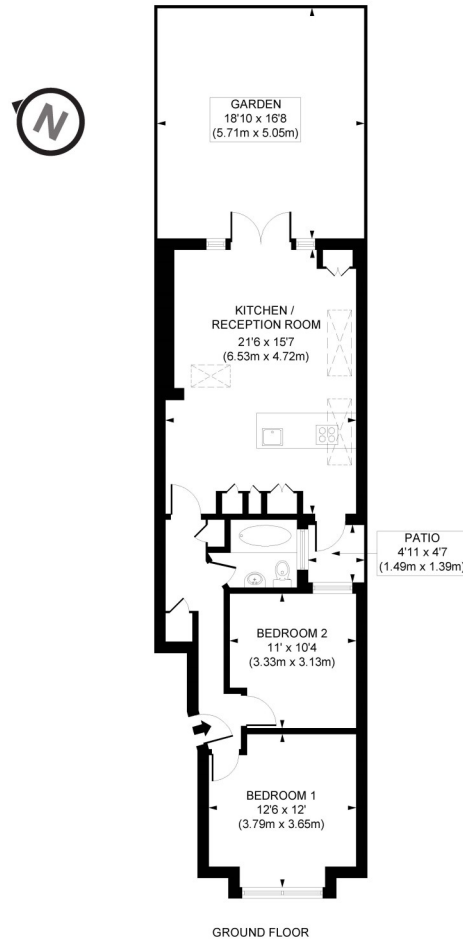


Rainville Road.

Hammersmith, London, W6





Rainville Road, W6
Approximate Gross Internal Area
64.86 SQ.M / 698 SQ.FT

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

Rainville Road

Hammersmith, London, W6

Price Guide: £750,000

An exceptional, newly refurbished two double bedroom ground floor flat that is stunning throughout with a private patio and an incredible open plan living room to the rear, located in the much sought after Crabtree Conservation Area. The flat which has been finished to the highest of standards comprises a bay fronted bedroom to the front, a second bedroom with large window to the rear, a separate utility cupboard housing the washing machine and tumble dryer, a luxurious bathroom suite with underfloor heating and an exceptional open plan living room / kitchen to the rear with crittal style doors opening onto the patio. The stylish fully fitted kitchen benefits from a stone top island unit and vaulted ceiling. The patio offers a wonderful space to relax and entertain with BBQ and al-fresco dining. Rainville Road is a quiet residential road located a stones' throw from the delights of the River Thames towpath and within a 10 – 12 minute walk to Hammersmith underground station. There are a variety of shops, restaurants, bars and pubs nearby including the River Café, Sam's Brasserie, Brasserie Blanc and the Crabtree gastro pub, as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. 999 year lease and Share of Freehold. No onward chain.

Exceptional, newly refurbished two double bedroom ground floor flat

Crabtree Conservation Area | Finished to the highest standards | Stylish full fitted kitchen | Luxurious bathroom

Private patio | Stones throw to the delights of the River Thames towpath | No onward chain

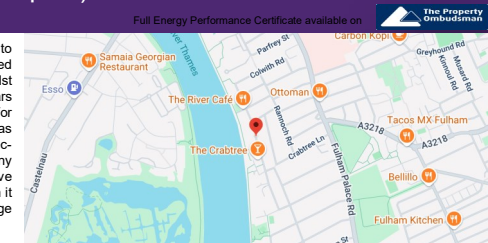
Close to transport & numerous amenities | 698 Sq. Ft. (64.86 Sq. M.) Share of Freehold

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

T: 020 7385 7000
E: 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.



LAWSONRUTTER



**BRITISH
PROPERTY
AWARDS
2023**

GOLD WINNER

ESTATE AGENT
IN W6



**BRITISH
PROPERTY
AWARDS
2023**

GOLD WINNER

ESTATE AGENT
IN W14