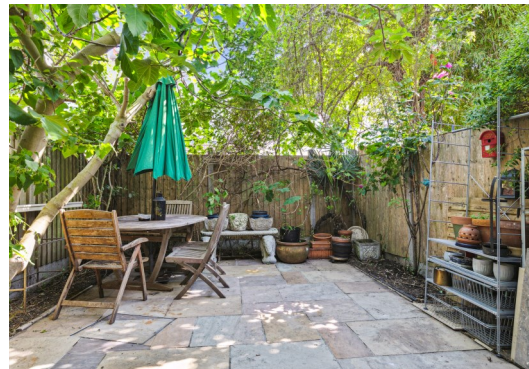


Averill Street.

Hammersmith, London, W6



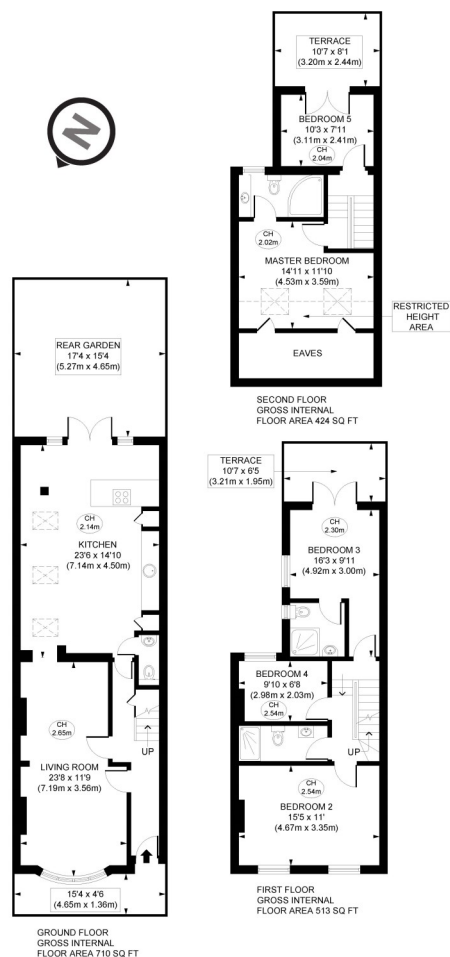


Averill Street

Hammersmith, London, W6

Price Guide: £1,395,000

A substantial and beautifully presented five bedroom, three bathroom family house with a secluded south facing rear garden, located on a much sought after and popular residential road. The accommodation comprises on the ground floor from a cloakroom with WC, 23'8 x 11'9 bay fronted living room with wood flooring and a superb 23'6 x 14'10 kitchen/breakfast/family room which opens onto the rear garden. The first floor benefits from three bedrooms, two bathrooms and access to a terrace, whilst the top floor comprises a bedroom with access to a further terrace and the addition of the master bedroom with en-suite. Averill Street 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 Crabtree gastropub, The Blue Boat and many more. There is also a short walk to Waitrose, Sainsbury's, Café Nero and Pret-a-Manger.



Averill Street, W6
Approximate Gross Internal Area

153.02 SQ.M / 1647 SQ.FT (Including Restricted Height Area & Eaves)

KEY: Restricted Head Height

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

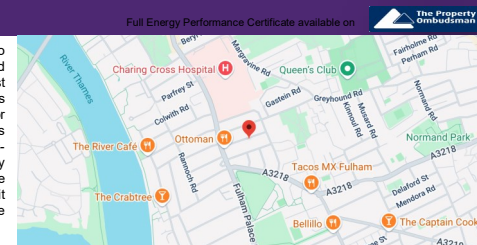
Substantial & beautifully presented five bedroom, three bathroom family in much sought after road
Bay fronted living room with wood flooring | Superb kitchen/breakfast/family room | Cloakroom with WC
South facing rear garden & two terraces | Short walk to the River & Thames Path | No onward chain
Close to transport & a variety of amenities | 1647 Sq. Ft. (153.02 Sq. M.) 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