

# Petley Road

Hammersmith, London, W6





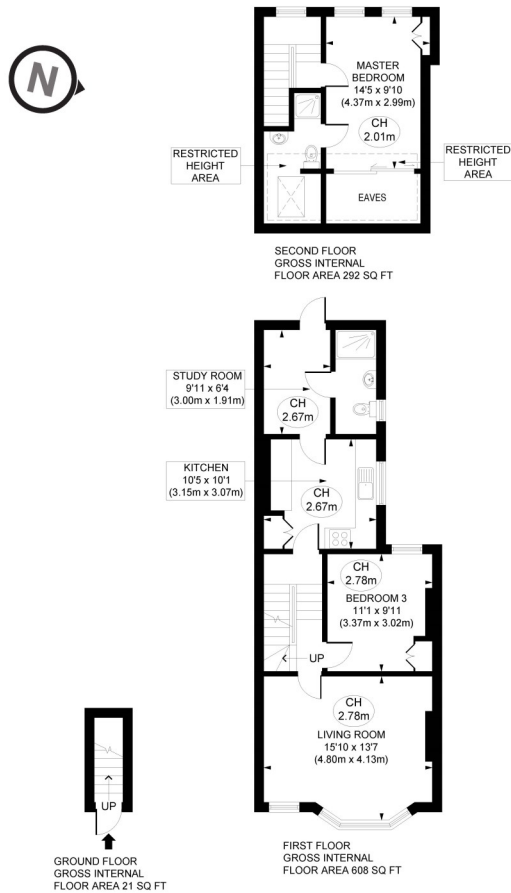


## Petley Road

Hammersmith, London, W6

Price Guide: £649,950

A fabulous opportunity to acquire this spacious two double bedroom, two bathroom split level Victorian conversion in one of the Crabtree Estates most sought after tree lined roads. One of the key selling points is the property is totally liveable, but the new homeowner has the potential to put their own stamp on the property, redesign the layout and create a special home with the added bonus of a possible roof terrace (Subject to usual planning constraints). The accommodation currently comprises of a spacious and well fitted kitchen, a study room, two sizeable bedrooms and a light and airy reception room. Petley Road is a stone's throw from the Thames Path and some excellent amenities, including the Michelin starred River Café, the Crabtree riverside gastro pub, the Blue Boat, the Brasserie Blanc, as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Hammersmith underground station is within a 10–12 minute walk and offers easy access to the West End and Heathrow. No onward chain. Share of Freehold



APPROX. GROSS INTERNAL FLOOR AREA 922 sq. ft / 85.62 sq. m (Including Restricted Height Area & Eaves)  
APPROX. GROSS INTERNAL FLOOR AREA 824 sq. ft / 76.59 sq. m (Excluding Restricted Height Area & Eaves)

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

Spacious two double bedroom, two bathroom split-level Victorian conversion flat | Study room

Sought after tree –lined road | Light & airy reception room | Well fitted kitchen | Two bathrooms

Potential to add roof terrace (subject to planning) | Stone's throw to River Thames towpath | No chain

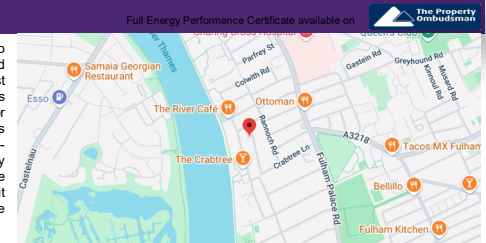
Close to transport & excellent amenities | 922 Sq. Ft. (85.62 Sq. M.) Share of Freehold

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

T: 020 7385 7000  
E: [hammersmith@lawsonrutter.com](mailto: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.



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