

Bothwell Street.

Hammersmith, London, W6





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O.I.E.O £1,100,000

An outstanding three bedroom, two bathroom end of terrace house that is beautifully presented throughout with a secluded rear garden in a much sought after residential road. The accommodation comprises on the ground floor from an attractive entrance hall with cloakroom and WC, a wonderful reception room with fireplace, wood flooring and built-in-cupboards and a gorgeous kitchen/breakfast room with granite worktop and French doors which open onto the rear garden. The first floor benefits from a stylish bathroom with walk-in-shower and two generous bedrooms, whilst the top floor comprises a further bedroom with en-suite. This is an exceptional family home and early viewing is highly recommended. Bothwell 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 Brasse-rie 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. No onward chain.

Outstanding three double bedroom, two bathroom end of terrace house in sought after residential road

Wonderful reception room with fireplace, wood flooring & built in cupboards | Gorgeous kitchen/breakfast room

Secluded rear garden | Short walk to River & Thames Path | Excellent shopping in Hammersmith

No onward chain | Close to transport & amenities | 1253 Sq. Ft. (116.43 Sq. M.) Freehold

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

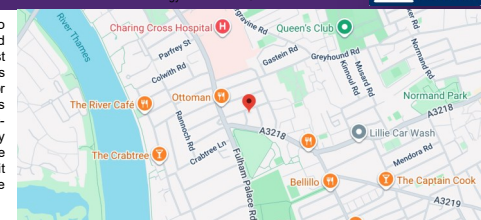
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In accordance with the Property Misdescription Act 1991, we wish to emphasise that the information given in these particulars is intended to help you decide whether you wish to view this property. Whilst every care is taken to ensure the accuracy of 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.

Full Energy Performance Certificate available on



APPROX. GROSS INTERNAL FLOOR AREA 1253 sq. ft / 116.43 sq. m (Including Restricted Height Area & Eaves)

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

LAWSONRUTTER



BRITISH
PROPERTY
AWARDS
2023

GOLD WINNER

ESTATE AGENT
IN W6



BRITISH
PROPERTY
AWARDS
2023

GOLD WINNER

ESTATE AGENT
IN W14