

Rainville Road

Hammersmith, London, W6

 LAWSONRUTTER





Rainville Road

Hammersmith, London, W6

Price Guide: £575,000

A lovely and bright two double bedroom split-level period conversion flat with a fantastic 15'9 x 11'3 kitchen/breakfast room, located on a much sought after road within the ever popular Crabtree Conservation Area. The flat which is well presented throughout comprises on the first floor from a 16'4 x 11'1 living room with period fireplace, a stylish modern fully fitted kitchen with ample space for a dining table, and a double bedroom with built-in-wardrobe, whilst the top floor benefits from the principle bedroom and shower room. Rainville Road is a quiet residential road located a stone's throw from the delights of the River Thames towpath and within a 10 – 12 minute walk of the Hammersmith and Barons Court underground stations. There are a wide variety of shops, restaurants, bars, and pubs nearby, including the award-winning River Café, Sam's Brasserie, Brasserie Blanc and the Crabtree gastropub, as well as the restored Riverside Studios, a gleaming cultural hub with a cinema, two theatres, an art gallery, and sleek riverside dining. Share of Freehold.

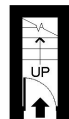
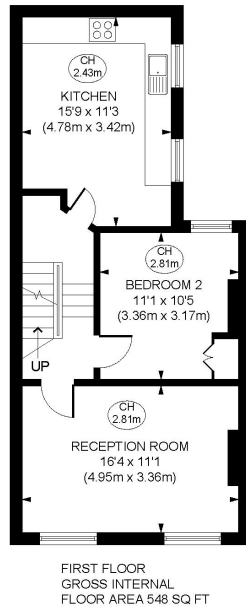
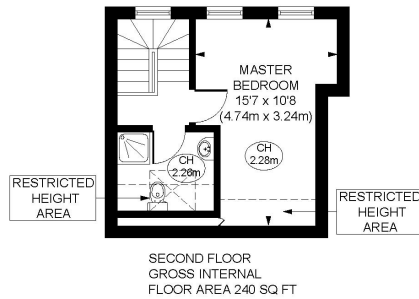
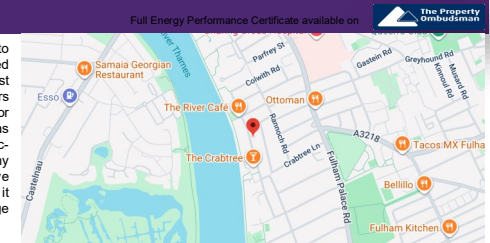
Lovely, bright two double bedroom split-level period conversion flat in ever popular Crabtree Area
Spacious living room with period fireplace | Stylish modern fully fitted kitchen/breakfast room | Shower room
Stones throw to the delights of the River Thames towpath with Riverside Studios & River Café & many more
10-12 minutes to Hammersmith & Barons Court stations | 806 Sq. Ft. (74.92 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.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 18 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 806 sq. ft / 74.92 sq. m (Including Restricted Height Area)
APPROX. GROSS INTERNAL FLOOR AREA 768 sq. ft / 71.38 sq. m (Excluding Restricted Height Area)

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

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BRITISH
PROPERTY
AWARDS
2023

GOLD WINNER

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IN W6



BRITISH
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AWARDS
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GOLD WINNER

ESTATE AGENT
IN W14