

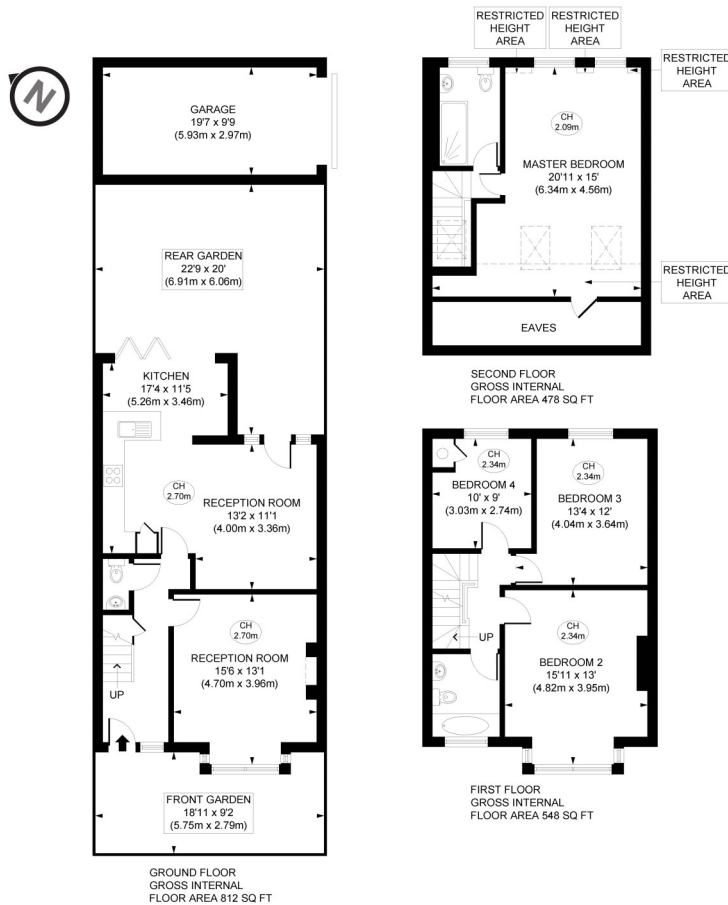
Rannoch Road

Hammersmith, London, W6





RANNOCH ROAD, W6



APPROX. GROSS INTERNAL FLOOR AREA 1838 sq. ft / 170.80 sq. m
(Including Restricted Height Area, Eaves & Garage)

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

Rannoch Road Hammersmith, London, W6

Price Guide: £1,350,000

A much larger and wider than average end of terrace house measuring 1838 sq. ft., benefitting from four bedrooms, two bathroom, private garden and garage, located in a much sought after road within the extremely popular Crabtree Conservation Area. This is a lovely family home with the added attraction of having the potential to extend further and a garage for either a car or studio office. The ground floor accommodation comprises a cloakroom with WC, 15'6 living room with wooden flooring and plantation shutters, a 13'2 family room/dining area and a fully fitted kitchen with bi-fold doors opening onto the rear garden. The first floor benefits from three double bedrooms and a family bathroom, whilst the top floor comprises the main bedroom and a further bathroom. These types of Crabtree houses are rarely available and early viewing is recommended. Rannoch Road is located a stones' throw from the delights of the River Thames towpath boasting the River Café, Sam's Brasserie and The Crabtree pub. There are a variety of shops, restaurants, bars and pubs nearby as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Freehold. No onward chain.

Larger & wider than average end of terrace four bedroom period house measuring 1838 SQ.FT.

Crabtree Conservation Area | Spacious living room with wooden floors | Family/dining room with fitted kitchen

Two bathrooms & cloakroom with WC | Private lawned garden | Stones throw to River Thames towpath

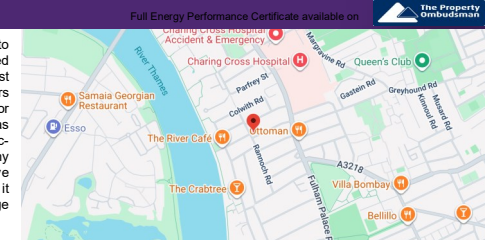
Close to transport & a variety of amenities | 1838 Sq. Ft. (170.80 Sq. M.) Freehold

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.



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