

Rannoch Road.

Hammersmith, London, W6





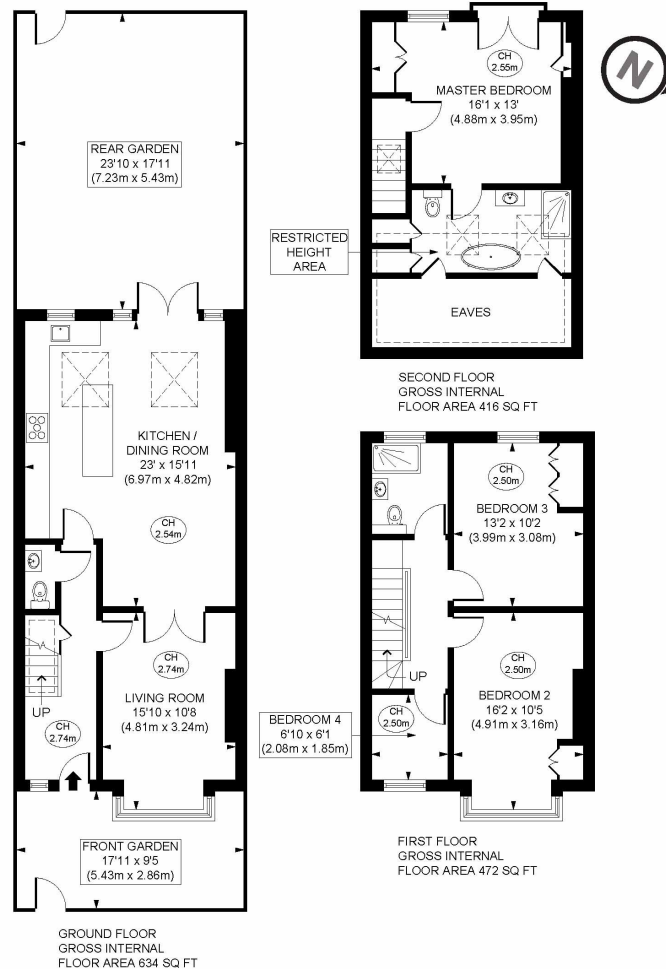
Rannoch Road

Hammersmith, London, W6

Price Guide: £1,499,950

Lawson Rutter are thrilled to offer this beautifully presented four bedroom, two bathroom period house located in a popular road within the highly sought after Crabtree Conservation Area. The property which is in immaculate condition throughout benefits from a 15'10 x 10'8 front reception room with fireplace, window seat and built in cupboards, a downstairs cloakroom and a wonderful 23 x 15' 11 kitchen breakfast/family room to the rear with doors leading out to the 23'10 west facing rear garden.

The first floor comprises of three bedrooms and a well fitted family bathroom, whilst on the top floor there is a fabulous master bedroom with stylish en-suite bathroom with roll top bath and separate shower cubicle. Rannoch is located a short walk from the delights of the River Thames towpath and within an 8 – 10 minute walk to Hammersmith and Barons Court underground stations. There are a variety of shops, restaurants, bars and pubs nearby including the River Café, Sam's Brasserie, Brasserie Blanc, Crabtree gastro pub, and the Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Fulham Pier,



Beautifully presented four bedroom, two bathroom period house

Crabtree Conservation Area | Front reception room with fireplace | Kitchen/breakfast /family room

West facing rear garden | Short walk to the delights of River Thames towpath

Close to transport & numerous amenities | 1524 Sq. Ft. (141.61 Sq. M.) Freehold

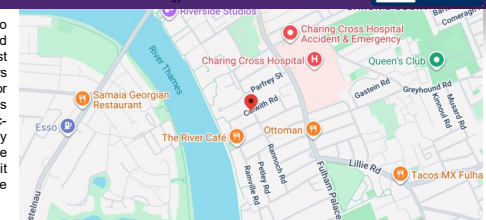
All viewings by appointment
through our **Hammersmith Office**:

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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.



APPROX. GROSS INTERNAL FLOOR AREA 1524 sq. ft / 141.61 sq. m
(Including Restricted Height Area & Eaves)

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

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**BRITISH
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**BRITISH
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ESTATE AGENT
IN W14