

Colwith Road.

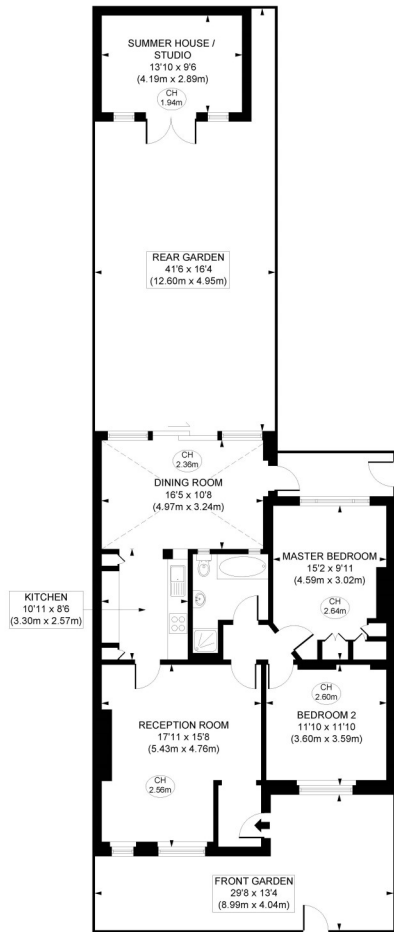
Hammersmith, London, W6

 LAWSONRUTTER





COLWITH ROAD, W6



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA OF
PROPERTY 961 sq. ft / 89.29 sq. m
SUMMER HOUSE / STUDIO 130 sq. ft / 12.10 sq. m
TOTAL 1091 sq. ft / 101.40 sq. m

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

Colwith Road

Hammersmith, London, W6

Price Guide: £800,000

A stunning well presented 961 sq. ft. two double bedroom ground floor flat with a private 40' rear garden (with studio/office) located in a highly sought after road within the Crabtree Conservation Area. The property which benefits from its' own front door comprises a 17'11 x 15'8 living room with period fireplace, two generous double bedrooms, a modern bathroom with separate shower cubicle, a stylish fully fitted kitchen and a 16'5 x 10'8 dining room/family room which opens onto the rear garden. The 40' garden is exceptional with a paved patio leading onto the lawned garden, whilst the studio/office is ideal for working from home or as a summerhouse. Colwith Road is ideally located being less than a two minutes' walk from the River Thames towpath and a variety of local amenities as well as the River Thames' numerous restaurants, bars and pubs, including The River Café, Crabtree gastro pub, Sam's Brasserie and the Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Leasehold. No onward chain.

Stunning well presented two double bedroom ground floor flat measuring 961 SQ. FT.

Crabtree Conservation Area | Living room with period fireplace | Stylish kitchen | Bathroom & shower room

Private rear garden | Studio/Office | Two minutes walk to River Thames | No onward chain

Close to transport & numerous amenities | 961 Sq. Ft. (89.29 Sq. M.) Leasehold

Full Energy Performance Certificate available on



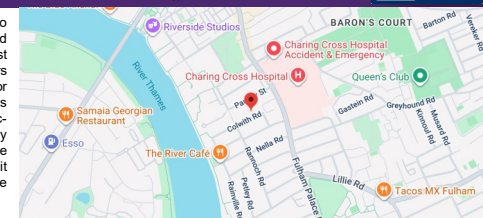
All viewings by appointment
through our **Hammersmith Office:**

T: 020 7385 7000

E: hammersmith@lawsonrutter.com

192 Fulham 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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IN W14