

Rannoch Road, W6

£1,575,000

BRIK





Rannoch Road

£1,575,000	4 Bed	1,561	145	F	£102,750
FREEHOLD	HOUSE	SQ FT	SQ M	COUNCIL TAX	STAMP DUTY

This superb family home is arranged over three floors and extends to over 1,560 sq ft of bright and wonderfully arranged living space. The ground floor comprises an elegant reception room at the front of the house with high ceilings, a fireplace and square bay window, a separate cloakroom, and a stunning 26 ft (7.94m) extended kitchen dining room at the rear of the house, with full width / height sliding doors opening onto a private garden with the added benefit of having a gate for rear access (Ideal for bikes or buggies). The design of the kitchen has also created plenty of entertaining space if required. On the first floor, there are two double bedrooms and two bathrooms, including the principal bedroom with built in wardrobes and an impressive en suite shower room. The loft has been converted and offers two further bedrooms and a modern shower room. This beautiful family home is presented in excellent condition, including underfloor heating in the kitchen dining room, wood flooring on the ground floor, and double glazed windows throughout.

Rannoch Road is located in the ‘Crabtree Estate’, a quiet residential area very close to the incredibly popular Thames Riverside Path, which leads you to wonderful green space at Bishops Park, one of the area’s largest green spaces, which also has a new children’s play area, and walking distance from the transport hub of Hammersmith (District, Piccadilly, Circle and Hammersmith & City Lines, Zone 2) and Barons Court underground station (District & Piccadilly Line, Zone 2). There are plenty of shops and restaurants very close to hand, including a Waitrose supermarket and the riverside development on the Thames path with a variety of cafés and restaurants. Nearby, there are some very good local schools, including Kensington Wade School which is a short walk from the house (The first independent bilingual English & Chinese school in Europe), a selection of French schools; l’Ecole des Petits and L’Ecole Marie d’Orliac, also, Fulham Prep and Kensington Prep for Girls, are all within a short distance of the property. EPC rating – C

- ✓ 4 bedrooms
- ✓ 3 bathrooms
- ✓ Reception room
- ✓ Extended kitchen/ dining room
- ✓ Private garden
- ✓ Separate cloakroom
- ✓ Freehold
- ✓ Excellent condition
- ✓ Approx. 1,561 sq ft (145 sq m)
- ✓ Council Tax - F



James Sims

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FULHAM AREA GUIDE

The Crabtree Estate

Located in the northwest corner of Fulham close to Charing Cross Hospital, this area once belonged to Fulham’s last farmer, Edward Matyear, who owned Crabtree Farm. His land stretched from Crabtree Lane in the South to Colwith Road in the North, and the area is named after the crab apple trees that grew there. Upon his death in 1910 he left the land to the King Edward VII Hospital Fund, who then sold it to local developers Allen & Norris. They built the estate that stands to this day, although back then you could pick up a house for the princely sum of £285 each.

The close proximity of Hammersmith underground station (District Line, Piccadilly Line and Hammersmith & City Line, Zone 2), the Thames path and a Michelin star restaurant, The River Cafe (where Jamie Oliver began his career) make this a popular area. You can walk, cycle or run the Thames path all the way to Windsor and beyond if you’ve got the legs for it and this really is a benefit of the area. There are a variety of pubs and eateries along the river as well as a number of new riverside developments that have improved the river walkway and added to the coffee shop and restaurant options nearby.

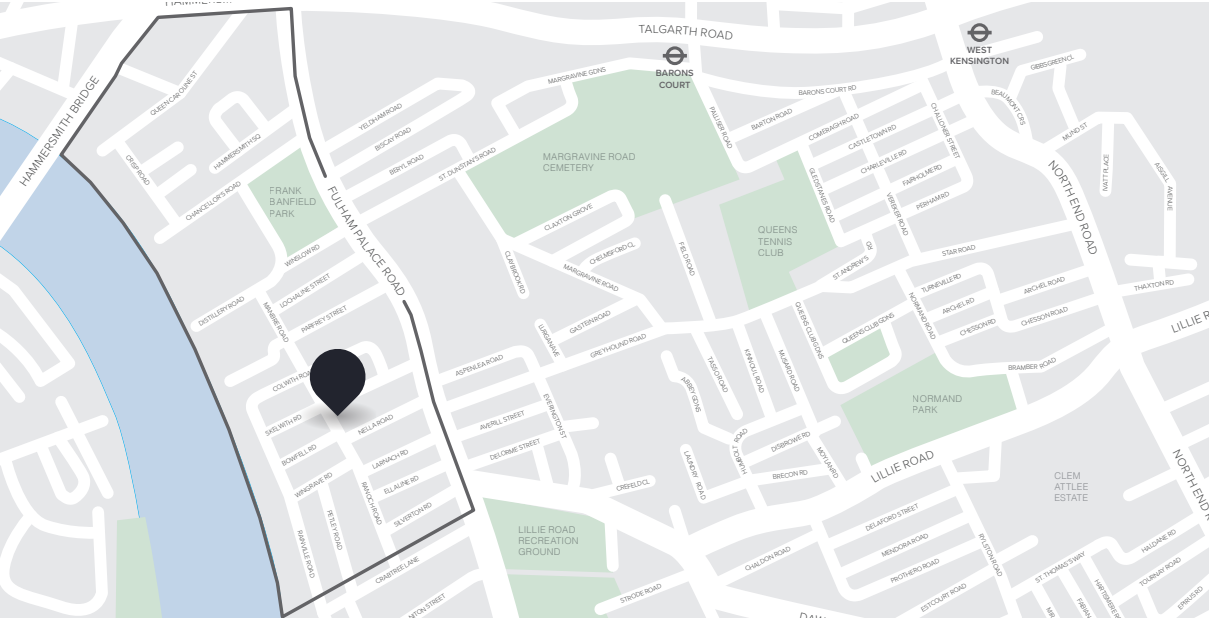
CLOSEST:

- Barons Court (17 mins)
- Hammersmith Station (16 mins)
- Bishops Park (18 mins)

KEY:

- Property location
- ‘The Crabtree Estate’ area of Fulham

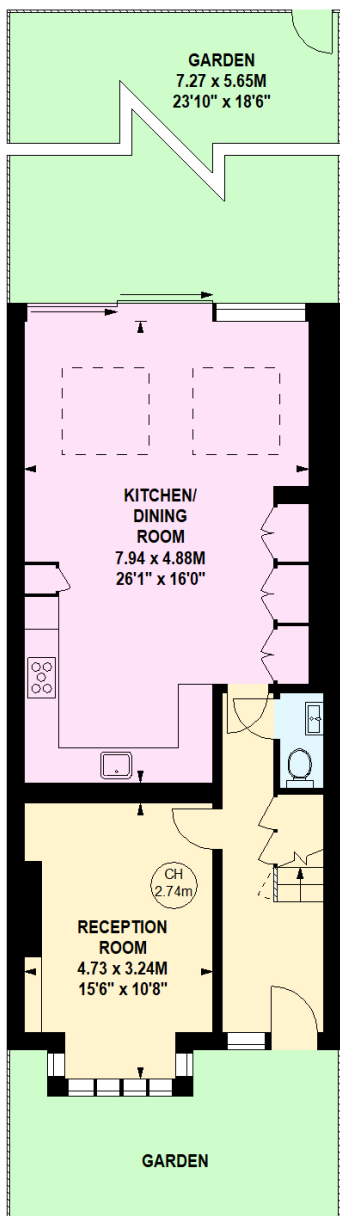
Read all our Fulham area guides here



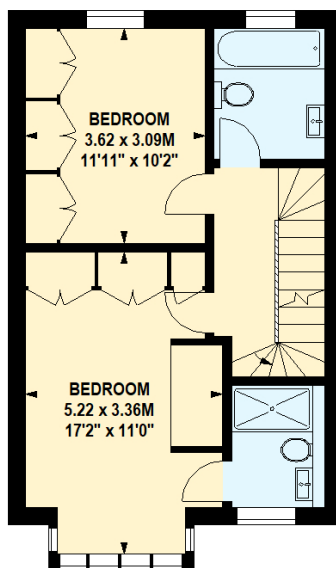
BRIK

1,561
SQ FT

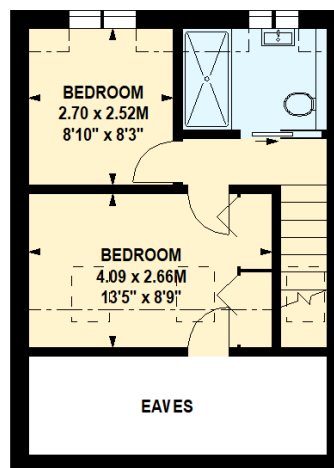
145
SQ M



Ground Floor



First Floor



Second Floor



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