

L·D·B

SALES, LETTINGS
& MANAGEMENT



32 CRAMMOND CLOSE, HAMMERSMITH, LONDON, W6 8QS

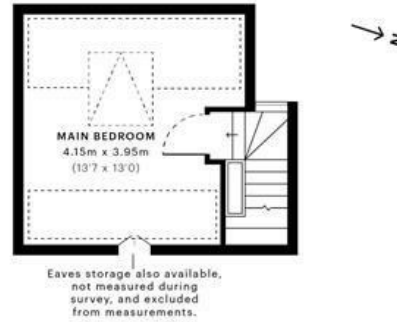
PERFECT FOR SHARERS OR FAMILY!

THIS 4 BEDROOM HOUSE IN HAMMERSMITH BOASTS 4 DOUBLE BEDROOMS WITH WONDERFUL VIEWS OVER BAYONNE PARK. THERE IS 1 BATHROOM WITH AN EXTRA DOWNSTAIRS TOILET, A LARGE LOUNGE SPACE WITH DOORS LEADING OUT ONTO A WELL MAINTAINED GARDEN AND A SEPARATE KITCHEN WITH ALL WHITE GOODS.

LESS THAN A 10 MINUTE WALK FROM BARONS COURT TUBE, AND JUST A COUPLE OF MINUTES TO THE BUS STOP ON LILLIE ROAD. OTHER AMENITIES IN THE AREA INCLUDE GYMS, CAFES, RESTAURANTS AND PUBS.

- OFF STREET PARKING
- 4 DOUBLE BEDROOMS
- PRIVATE GARDEN
- LARGE SEPERATE LIVING
- SHORT WALK TO BARONS COURT TUBE

£4,250 PER CALENDAR MONTH



STORAGE
1.05m x 0.78m
(3'5" x 2'7")
0.80 sqm / 8.66 sqft
Included in measurements

GROSS INTERNAL AREA (GIA)
The footprint of the property
91.58 sqm / 985.76 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head height
82.29 sqm / 885.76 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
9.23 sqm / 99.35 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 87.23 sqm / 938.94 sqft
IPMS 3C RESIDENTIAL 84.08 sqm / 905.03 sqft

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