

Rainville Road

Hammersmith, London, W6

 LAWSONRUTTER





RAINVILLE ROAD W6



APPROX. GROSS INTERNAL FLOOR AREA 721 sq. ft / 66.95 sq. m

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

Rainville Road

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Price Guide: £750,000

An outstanding two double bedroom ground floor flat that is beautifully presented throughout with a wonderfully spacious private patio and an incredible 22'8 x 15'8 open plan living room to the rear, located in the much sought after Crabtree Conservation Area. The flat which has been finished to a high standard throughout comprises a 12'7 x 12'4 bay fronted bedroom with period fireplace and built-in-wardrobes, a generous 11'8 x 10'4 second bedroom with period fireplace and built-in-wardrobe, a stylish modern bathroom suite and the exceptional open plan living room / kitchen to the rear with bi-fold doors opening onto the patio. The stylish fully fitted kitchen benefits from a stone worksurface and breakfast bar seating.. The patio offers the perfect space to relax and entertain with BBQ and al-fresco dining. Further benefits include underfloor heating. Rainville Road is a quiet residential road located a stones' throw from the delights of the River Thames towpath and within a 10 – 12 minute walk to Hammersmith underground station. There are a variety of shops, restaurants, bars and pubs nearby including the River Café, Sam's Brasserie, and the Crabtree gastro pub, as well as the Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Share of Freehold. No onward chain.

Outstanding two double bedroom ground floor flat finished to a high standard

Crabtree Conservation Area | Open plan living room | Stylish fully fitted kitchen | Modern bathroom suite

Spacious private patio | Stones throw to River Thames towpath | No onward chain

Close to transport & numerous amenities | 721 Sq. Ft. (66.95 Sq. M.) Share of Freehold

Full Energy Performance Certificate available on

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

T: 020 7385 7000
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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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