

Colwith Road.

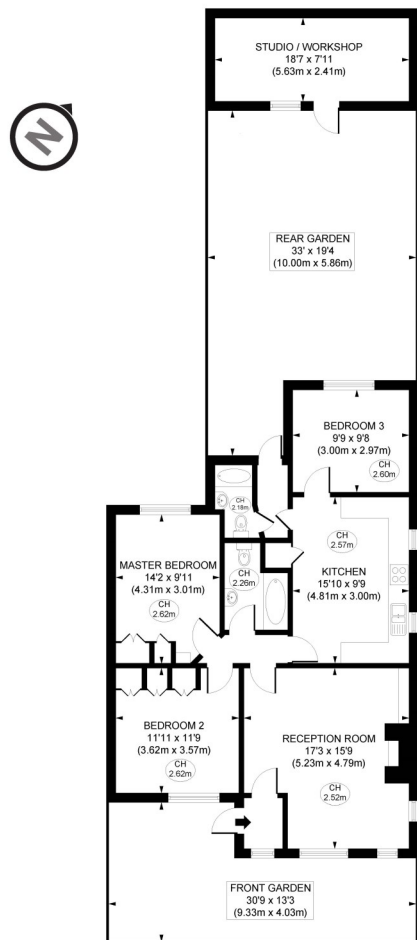
Hammersmith, London, W6

 LAWSONRUTTER





COLWITH ROAD, W6



APPROX. GROSS INTERNAL FLOOR AREA 941 sq. ft / 87.42 sq. m (Excluding Studio / Workshop)

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

Colwith Road

Hammersmith, London, W6

Price Guide: £849,950

An extremely rare and outstanding three double bedroom, two bathroom ground floor flat that is beautifully presented throughout with a private 33' rear garden, located in one of the most sought after roads in the Crabtree Conservation Area. With its own private entrance, this 941 sq. ft. flat comprises a 17'3 x 15'9 reception room with herringbone parquet flooring, a 15'10 x 9'9 kitchen breakfast room, three good sized double bedrooms with built-in-wardrobes, a newly fitted family bathroom and a stylish shower room. The garden benefits from a paved patio which leads on a lawn and an extremely useful 18'7 x 7'11 Workshop/ Studio to the rear. Colwith Road is ideally located being less than a 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 recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Leasehold. No onward chain.

Extremely rare three double bedroom, two bathroom ground floor flat

Crabtree Conservation Area | Reception room with herringbone flooring | Kitchen/breakfast room

Private garden | Stones throw to River Thames towpath | No onward chain

Close to transport & numerous amenities | 941 Sq. Ft. (87.42 Sq. M.) Leasehold

Full Energy Performance Certificate available on



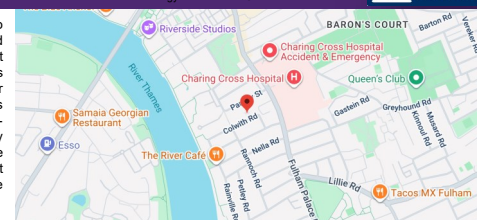
All viewings by appointment
through our **Hammersmith Office:**

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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