

# Rannoch Road

Hammersmith, London, W6

 LAWSONRUTTER



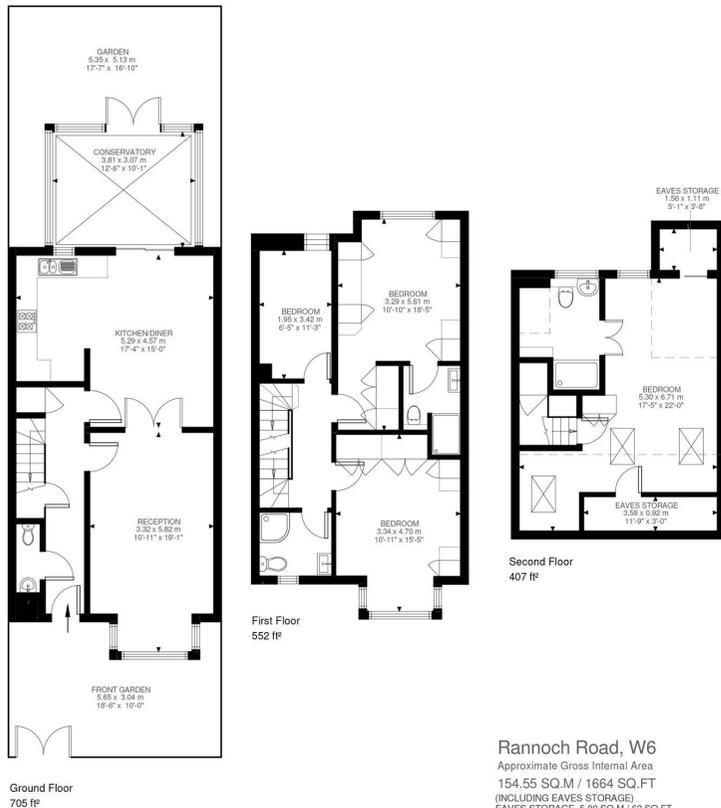


# Rannoch Road

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Price Guide: £1,325,000

An extremely spacious four bedroom, three bathroom family house with the benefit of an allocated underground car parking space located in the much sought after Crabtree Conservation Area. The accommodation which measures 1664 sq. ft. comprises on the ground floor from a cloakroom with WC, 19'1 x 10'11 living room, 17'4 x 15'0 kitchen/breakfast room and a 12'6 conservatory which opens onto the private rear garden. The first floor benefits from three bedrooms and two bathrooms (one wen-suite), whilst the top floor comprises a further bedroom with en-suite. All the bathrooms are well fitted and there is an abundance of wardrobe space within the bedrooms. Furthermore there is direct access to the communal gardens of King Henry's Reach and the River Thames towpath. This property will make the ideal home for a family. Rannoch Road is a quiet residential road located a stones' throw from the delights of the River Thames towpath and within an 7 – 8 minute walk to Hammersmith underground station. There are a variety of shops, restaurants, bars and pubs nearby including the River Café, Sam's Brasserie, Brasserie Blanc and the Crabtree gastro pub, as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Freehold.



Extremely spacious four bedroom family house in much sought after Crabtree Conservation Area  
 Generous living room | Kitchen/breakfast room | Three bathrooms (one en suite) | Conservatory  
 Private rear garden | Stones throw to the delights of the River Thames towpath | No onward chain  
 Close to transport & numerous amenities | 1664 Sq. Ft. (154.55 Sq. M.) Freehold

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

T: 020 7385 7000  
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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.



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

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**GOLD WINNER**

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**BRITISH PROPERTY AWARDS 2023**

**GOLD WINNER**

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