

Averill Street

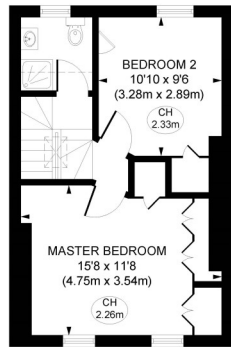
Hammersmith, London, W6



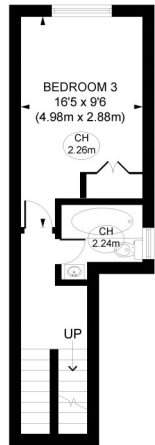


AVERILL STREET, W6

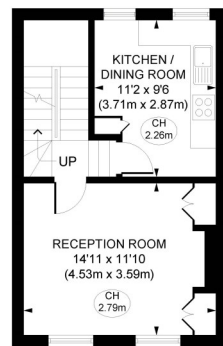
STORAGE ABOVE BATHROOM



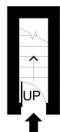
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 385 SQ FT



RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 249 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 365 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 14 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1013 sq. ft / 94.10 sq. m

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

Averill Street

Hammersmith, London, W6

Price Guide: £750,000

An extremely spacious three double bedroom, two bathroom split-level flat measuring 1,013 sq. ft. located on a much sought after residential road. The accommodation comprises a 14'11 living room, 11'2 x 9'6 kitchen breakfast room, three generous bedrooms and two bathrooms. This flat is an ideal purchase for a couple or an investment buyer.

Averill Street is a short walk to the river and Thames Path, the excellent shopping and amenities at Hammersmith Broadway, as well as all the new bars and restaurants at the Fulham Reach and Riverside Studios developments, including Brasserie Blanc, Sam's Riverside, The Crabtree gastropub, The Blue Boat and many more. There is also a short walk to Waitrose, Sainsbury's, Café Nero and Pret-a-Manger.

Extremely spacious three double bedroom split-level flat in sought after residential road
 Ideal first buy or investment | Living room | Kitchen/breakfast room | Two bathrooms
 Ideal first time buy/investment | Short walk to Thames Path Hammersmith Broadway
 Close to transport & a variety of amenities | 1013 Sq. Ft. (94.10 Sq. M.) Leasehold

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.

