Rannoch Road

Hammersmith, London, W6

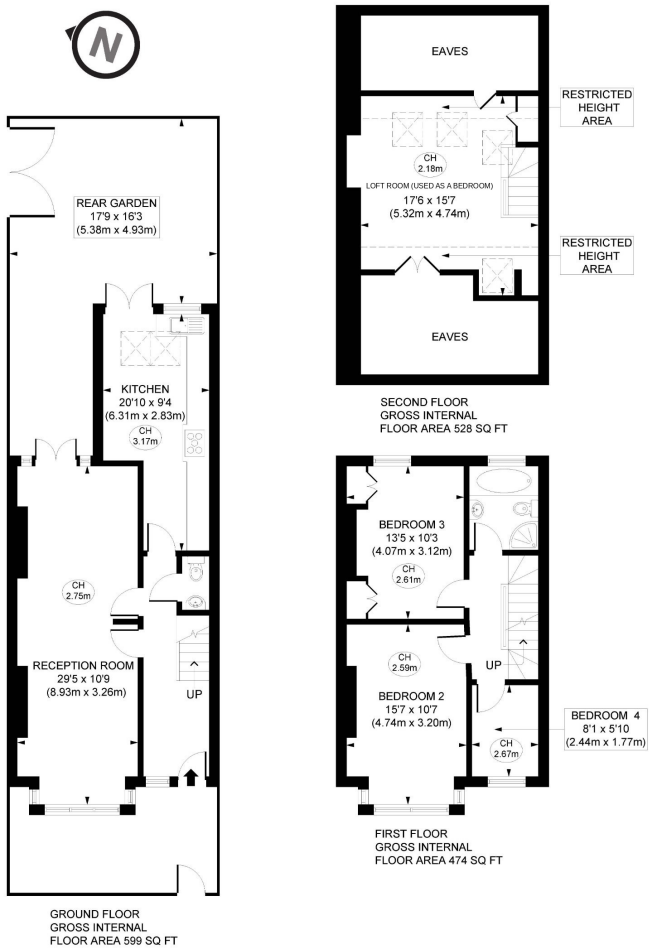
LAWSONRUTTER








RANNOCH ROAD, W6



APPROX. GROSS INTERNAL FLOOR AREA 1601 sq. ft / 148.75 sq. m
(Including Restricted Height Area & Eaves)

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

Rannoch Road

Hammersmith, London, W6

Price Guide: £1,275,000

A beautifully presented three / four bedroom end of terrace period house, located on a much sought after road in the ever popular Crabtree Conservation area. This lovely home benefits on the ground floor from an attractive entrance hall with the original tiled flooring, a cloakroom with WC, 29'5 x 10'9 double reception room with wooden floors, two beautiful fireplaces and plantation shutters, and a fully fitted 20'10 kitchen breakfast room with two velux windows, ample space for dining table and chairs and French doors leading onto the garden (which has the flexibility to also be used for off street parking). The first floor comprises three bedrooms and a modern family bathroom, whilst the top floor benefits from a spacious 17'6 x 15'7 loft room that can be used as a bedroom. There is currently also planning permission to extend the house further (P/2026/01349/HH). Rannoch Road is a quiet residential road and is a stones' throw from the delights of the River Thames towpath and within a 10 minute walk to Hammersmith underground station (Piccadilly, District, Circle and Hammersmith & City Lines). 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 recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Freehold.

Beautifully presented three/four bedroom end of terrace period house with planning consent (P/2026/01349/HH). Crabtree Conservation Area | Double reception room | Kitchen/breakfast room | Modern bathroom

Stones throw to the delights of the River Thames towpath | Short walk to Hammersmith station | Cloakroom

Close to transport & a variety of amenities | 1601 Sq. Ft. (148.75 Sq. M.) Freehold

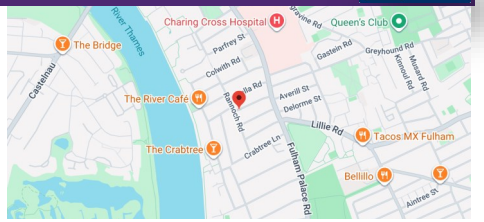
Full Energy Performance Certificate available on The Property Ombudsman

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

T: 020 7385 7000
E: hammersmith@lawsonrutter.com

192Fulham 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.



LAWSONRUTTER

BRITISH PROPERTY AWARDS 2025 — GOLD WINNER — ESTATE AGENT IN W6

BRITISH PROPERTY AWARDS 2025 — SILVER WINNER — ESTATE AGENT IN WEST LONDON