

Yeldham Road.

Hammersmith, London, W6

 LAWSONRUTTER





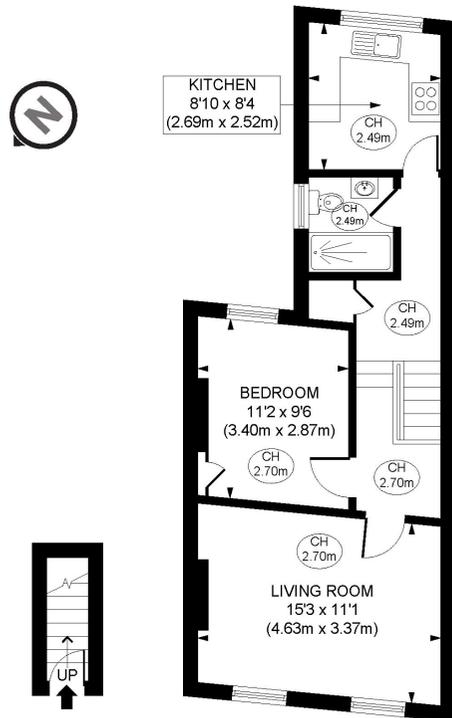
Yeldham Road

Hammersmith, London, W6

Price Guide: £450,000

A rarely available unmodernised one bedroom first floor period conversion flat with fantastic scope and potential to extend into the loft (demised to the flat) and create an additional bedroom, bathroom and roof terrace (subject to the usual planning constraints). This property is ideal for an investor/ developer or an end user looking to put their own stamp on the property.

Yeldham Road 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. Share of Freehold. No onward chain.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 20 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 501 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 521 sq. ft / 48.40 sq. m

Rarely available unmodernised one bedroom first floor period conversion flat
 Fantastic scope to extend (subject to usual planning constraints | Ideal for investor/developer
 Short walk to the River Thames Path | Excellent shopping at Hammersmith Broadway | No chain
 Close to transport & numerous amenities | 521 Sq. Ft. (48.40 Sq. M.) Share of Freehold

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.

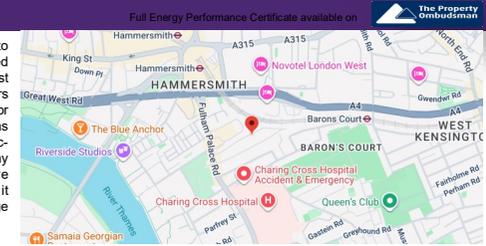


Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.