

Larnach Road

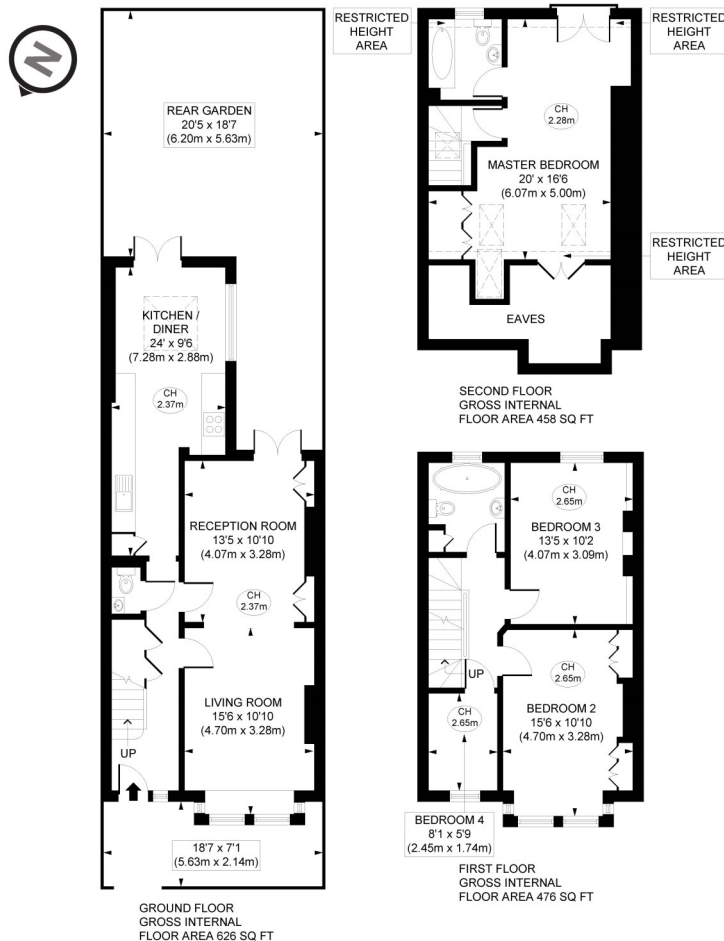
Hammersmith, London, W6

 LAWSONRUTTER





LARNACH ROAD, W6



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Price Guide: £1,375,000

A well-presented four bedroom, two bathroom family house with a south facing garden, located on a much sought after road within the popular Crabtree Conservation Area. This is a lovely example of an Edwardian house and comprises on the ground floor from a cloakroom with WC, a bay fronted double reception room with herringbone wood flooring, period fireplace and French doors to the garden, and a 24' x 9'6 kitchen / breakfast room with atrium glass roof and French doors to the garden. The first floor benefits from three bedrooms and a family bathroom, whilst the top floor comprises the main bedroom with en-suite bathroom. Further benefits include excellent storage throughout. Larnach Road is located a short walk from the delights of the River Thames towpath and within an 8 – 10 minute walk to Hammersmith and Barons Court underground stations. There are a variety of shops, restaurants, bars and pubs nearby including the River Café, Sam's Riverside, Crabtree gastro pub, and the Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Fulham Pier, London's newest riverside destination is also close by with its' market food hall, street food vendors and the newly opened Brasserie Constance. The area is renowned for its excellent choice of state and independent schools, including Lady Margaret's, Fulham Boys, as well as private schools including St Paul's Boys and Girls, Latymer Upper and Godolphin & Latymer. Freehold.

Well-presented four bedroom, two bathroom Edwardian family house in Crabtree Conservation Area

Bay fronted reception room with herringbone flooring | Spacious kitchen/breakfast room with atrium glass roof

Private south facing garden | Short walk to the delights of the River Thames towpath | Excellent storage throughout

Close to popular schools, transport & numerous amenities | 1560 Sq. Ft. (144.91 Sq. M.) Freehold

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

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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.

