

Skelwith Road

Hammersmith, London, W6





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Price Guide: £1,500,000

A superb four bedroom, two bathroom period house located on one of the most sought after roads in the Crabtree Conservation Area. This outstanding family home comprises on the ground floor from a cloakroom with WC, 15'6 x 10'8 bay fronted living room with period fireplace and herringbone wood flooring, and a wonderful 20'6 x 15'10 kitchen/breakfast/family room to the rear with bi-fold doors opening onto the secluded rear garden. The first floor benefits from three bedrooms and a stylish family bathroom, whilst the top floor comprises a superb principle bedroom with a luxurious en-suite shower room. Skelwith Road is a quiet residential road and is a stones' throw from the delights of the River Thames towpath and within a 8 – 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, Blue Boat inn and the Crabtree gastro pub, as well as the renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. No onward chain.



Skelwith Road, W6
Approximate Gross Internal Area
139.79 SQ.M / 1505 SQ.FT
(INCLUDING EAVES STORAGE)
EAVES STORAGE: 9.87 SQ.M / 104 SQ.FT
EXCLUSIVE TOTAL AREA: 139.12 SQ.M / 1491 SQ.FT

KEY: CH = Ceiling Height
[] = Restricted Head Height

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

Superb four bedroom period house in much sought after road in Crabtree Conservation Area

Bay fronted living room with herringbone wood flooring | Superb kitchen/breakfast room with bi-fold doors

Secluded rear garden | Stones throw to the delights of the River Thames towpath | No onward chain

Close to transport & amenities | 1505 Sq. Ft. (138.70 Sq. M.) Freehold

Full Energy Performance Certificate available on

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.

