

Ellaline Road

Hammersmith, London, W6



P Mon - Fri
8am - 5pm
Permit holders only
Pay by phone
020 2596 9230
quitting location
1722
or
Pay at machine
Display ticket
Event days only
8am - 10pm
2 hours
No return
within 1 hour
5



ELLALINE ROAD W6



APPROX. GROSS INTERNAL FLOOR AREA 995 sq. ft / 92.47 sq. m

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

Ellaline Road Hammersmith, London, W6

Price Guide: £1,100,000

An exciting opportunity to acquire an un-extended three bedroom period house with a 35' south facing garden located in a popular road within the much sought after Crabtree Conservation Area. The house is well presented throughout and comprises on the ground floor from two separate reception rooms, a fully fitted kitchen and access to the south facing rear garden. The first floor benefits from three bedrooms and a modern white bathroom suite. There is scope to extend into the loft area and also to the rear on the ground floor (subject to the usual planning constraints). Ellaline Road is superbly located being within a short walk to the River Thames towpath and only a 10 minute walk to Hammersmith underground station and offers easy access to its' numerous restaurants, bars and pubs as well as Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Freehold. No onward chain.

Exciting opportunity to acquire an un-extended three bedroom period house in Crabtree Area
Highly sought after location | Two reception rooms | Fully fitted kitchen | Modern white bathroom
Scope to extend (STPC) | Short walk to River Thames towpath | No onward chain
Close to transport & a variety of amenities | 995 Sq. Ft. (92.47 Sq. M.) 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.

