

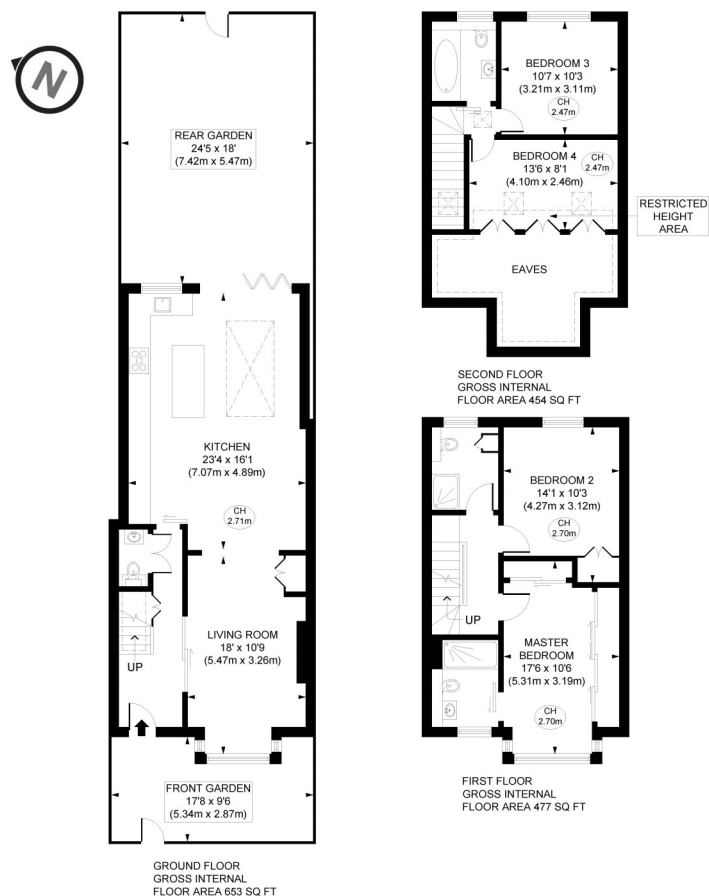
Rannoch Road

Hammersmith, London, W6





RANNOCH ROAD, W6



APPROX. GROSS INTERNAL FLOOR AREA 1584 sq. ft / 147.14 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: £1,475,000

An outstanding four double bedroom, three-bathroom period house that has been beautifully finished throughout, located on a much sought-after road in the Crabtree Conservation Area. This superb home has been exceptionally well designed and comprises on the ground floor from a cloakroom with WC, an attractive entrance hallway with pocket doors giving access to a 18' x 10'9 living room with wooden floors, and an exceptional 23'4 x 16'1 kitchen/breakfast room/family room with bi-fold doors leading onto the secluded rear garden. The first-floor benefits from two bedrooms (one en-suite) and a stylish family bathroom, whilst the top floor comprises two further bedroom and luxurious family bathroom. Rannoch 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 & Barons Court stations (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. Furthermore, the catchment area for St. Augustine's. Lamenier & Sacred Heart Schools.

Outstanding four double bedroom, three bathroom period house in ever popular Crabtree Conservation Area

Spacious living room with wooden floors | Exceptional kitchen/breakfast/family room | Cloakroom with WC

Private rear garden | Stones throw to River Thames with all its delights | Catchment area several popular schools

Close to transport & numerous amenities | 1584 Sq. Ft. (147.14 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

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.

