

Parfrey Street

Hammersmith, London, W6

 LAWSONRUTTER





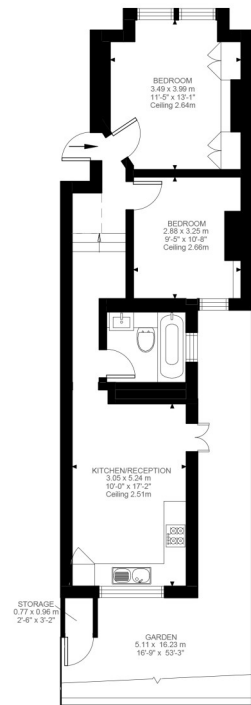
Parfrey Street

Hammersmith, London, W6

Price Guide: £615,000

A lovely two double bedroom ground floor flat with a private south facing garden and an open plan reception room, located in a highly sought after road within the Crabtree Conservation Area. The property is being sold with the benefit of the Freehold to the whole building and offers scope for any incoming purchaser to extend and make their own mark. There is planning permission from H&F (2023/02021/FUL) to erect a single storey rear extension and create an exceptional flat.

Parfrey Street is a 7 – 8 minute walk to Hammersmith underground station and a stone's throw from the Thames Path and some excellent amenities too, including the Michelin starred River Café, the Crabtree riverside gastro pub, the Blue Boat, Sam's Brasserie, as well as the Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. No onward chain. Leasehold with benefit of Freehold.



Ground Floor
575 ft²

Parfrey Street, W6
 Approximate Gross Internal Area
 53.46 SQ.M / 575 SQ.FT
 (INCLUDING STORAGE)
 STORAGE 0.93 SQ.M / 10 SQ.FT
 EXCLUSIVE TOTAL AREA 52.53 SQ.M / 565 SQ.FT

KEY: CH = Ceiling Height
 [Restricted Head Height]

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

Lovely two double bedroom ground floor flat in Crabtree Conservation Area

Open plan reception room | Kitchen | Bathroom | Planning permission to extend (2023/02021/FUL)

Private south facing garden | Stones throw to River Thames | No onward chain

Close to transport & amenities | 575 Sq. Ft. (53.46 Sq. M.) Leasehold with benefit of 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.

