Nella Road

Hammersmith, London, W6

LAWSONRUTTER

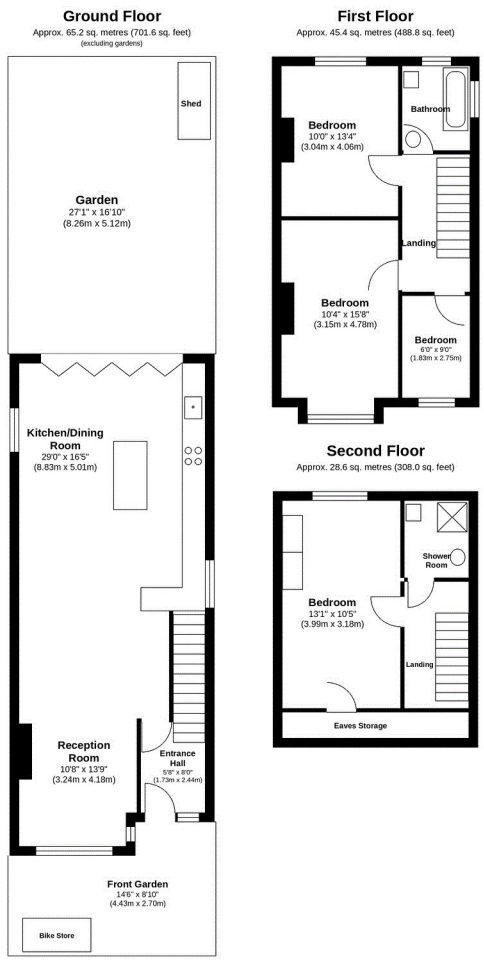







Nella Road

Total area: approx. 1498.4 sq. feet (139.2 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

• @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Nella Road

Hammersmith, London, W6

Price Guide: £1,450,000

An extremely attractive four bedroom, two bathroom family house with a secluded south facing garden located in an enviable position on a much sought after road within the popular Crabtree Conservation Area. The property benefits on the ground floor from a superb open plan reception room with wooden floors and period fireplace, which opens onto a stylish kitchen breakfast room / family room area, with bi-folding doors leading onto the wonderful south facing rear garden. The first floor benefits from three bedrooms and a stylish family bathroom, whilst the top floor comprises a further principle bedroom with air conditioning and a modern well fitted en-suite bathroom. Nella Road is a quiet residential road located a stones' throw from the delights of the River Thames towpath and within a 10 minute walk to Hammersmith underground station. There are a variety of shops, restaurants, bars and pubs nearby including the River Café, Sam's Brasserie, The Blue Boat 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 & No onward chain.

- Extremely attractive four bedroom, two bathroom family house in much sought after Crabtree area
- Superb open plan reception room with wooden floors | Stylish kitchen/breakfast /family room
- South facing garden | Stones throw to River Thames | Ten minute walk to Hammersmith underground station
- Close to transport & numerous amenities | 1498 Sq. Ft. (139.2 Sq. M.) Freehold & No onward chain

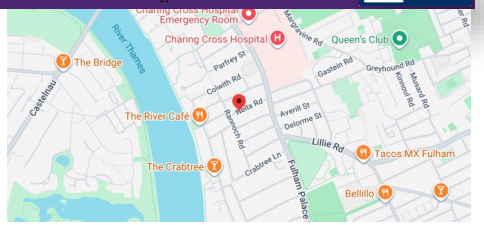
Full Energy Performance Certificate available on The Property Ombudsman

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.



LAWSONRUTTER

BRITISH PROPERTY AWARDS 2025 — GOLD WINNER — ESTATE AGENT IN W6

BRITISH PROPERTY AWARDS 2025 — SILVER WINNER — ESTATE AGENT IN WEST LONDON