

ALEXANDER
STEER

AVERILL STREET, W6

£1,350,000

FREEHOLD



PROPERTY FEATURES

- Five Bedrooms & Three Bathrooms
- No Onward Chain
- South Facing Garden & Two Terraces
- Quiet, Residential Street
- Excellent Condition Throughout
- Spacious Kitchen Diner



AVERILL STREET

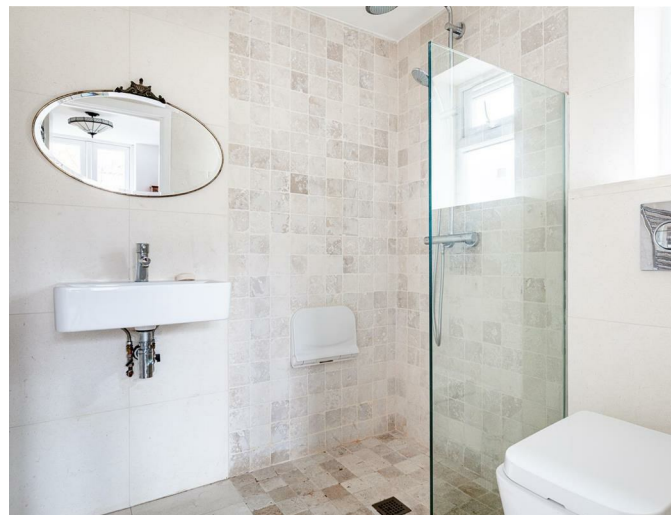
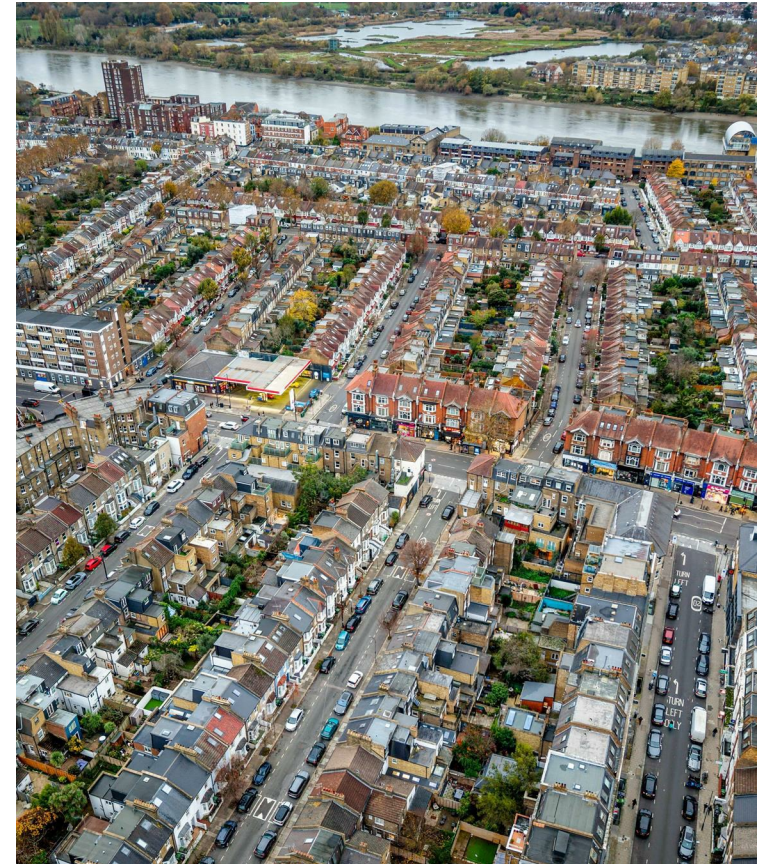
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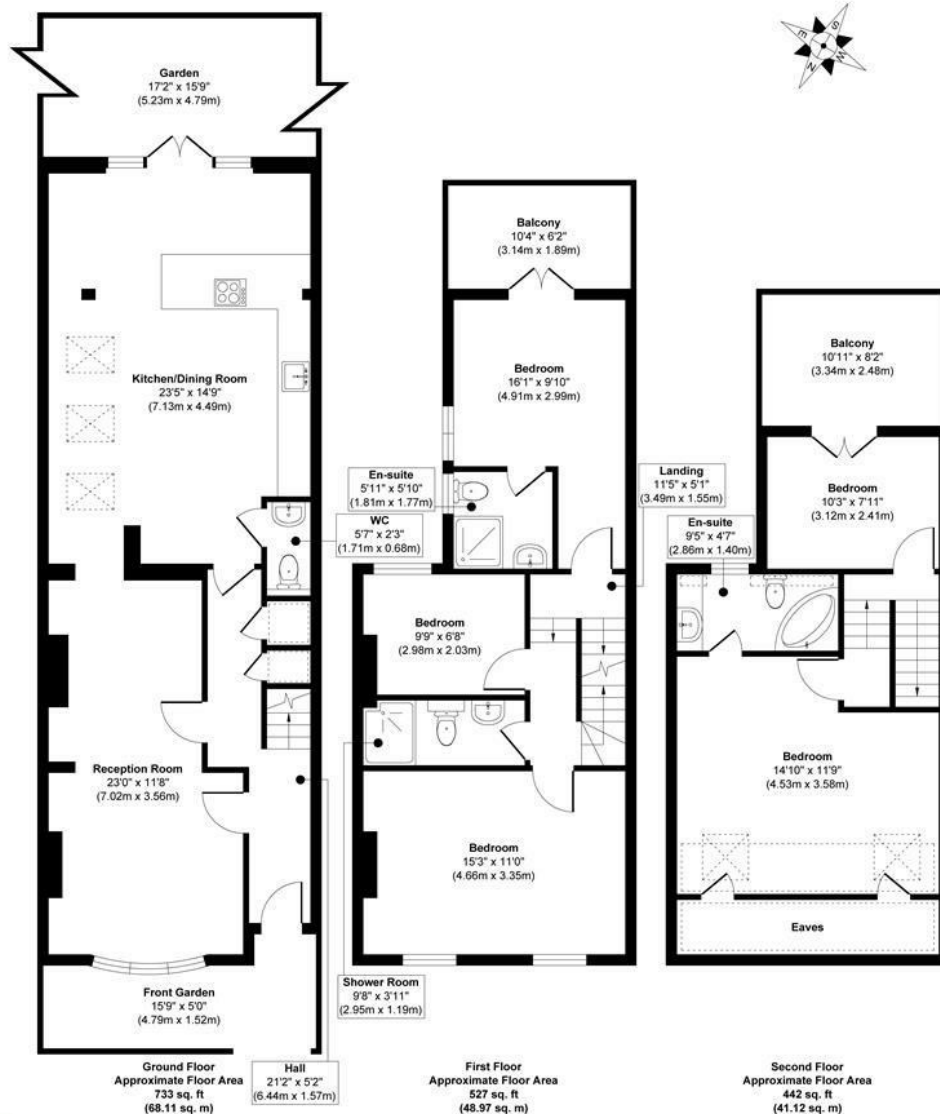
An attractive five bedroom, family home situated on a quiet, tree lined street between Barons Court and Hammersmith. This wonderful family home has been extended and renovated by the current owners and offers over 1,700sqft (158sqmts) of living space that opens out onto a south facing private garden.

The ground floor comprises a spacious double reception room with high ceilings and plenty of natural light from the feature bay window. To the rear of this floor, there is a large kitchen/diner that has been extended allowing plenty of space for a dining table and with french doors added that open out into the garden. The kitchen has been modernised throughout benefitting from high-spec, fitted appliances, two tone cabinetry and a granite worktop. The garden is paved with beds around the outside and faces south allowing for lots of sunshine. On the first floor, there are three generous bedrooms with the master bedroom benefitting from plenty of space to add built in storage if required and the rear bedroom having access out onto a large south facing private terrace. There are also two shower rooms to serve this floor. The second floor has two further double bedrooms with the rear bedroom benefitting from a Juliet balcony and the front bedroom having access to further storage in the eaves and use of its own ensuite bathroom. This lovely home is a must see for young families and is sure to prove popular with those looking to move to a highly sought after part of West London.

Averill Street is a quiet, residential street within a popular pocket between Hammersmith, Fulham and Barons Court. Despite being only moments from the plethora of shops, restaurants and amenities within central Hammersmith and those surrounding nearby Munster Road you also have immediate access to local supermarkets and some other useful amenities on Fulham Palace Road. It is well situated for access to the Thames Tow Path offering lovely riverside walks and further amenities at Riverside Studios. Hammersmith and Baron's Court Underground Stations are under a mile away offering convenient access in and out of the centre and to Heathrow Airport. It is also well located for outstanding local private and state schools in the area.







Approx. Gross Internal Floor Area 1702 sq. ft / 158.20 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



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Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

ALEXANDER STEER
 Estate Agents