Crammond Close

Hammersmith, London, W6

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CRAMMOND CLOSE, W6

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 542 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 375 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 397 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1314 sq. ft / 122.07 sq. m
(Including Restricted Height Area & Eaves Storage)

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

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Price Guide: £1,295,000

This outstanding four bedroom, two bathroom house has been lovingly refurbished throughout to the highest of standards to create an exceptional home in a much sought after private development. This property comprises on the ground floor from an attractive entrance hall, cloakroom with WC, a stylish fully fitted kitchen with quartz worktop, and a wonderful open plan living room which extends onto a superb rear extension with bi-fold doors leading to the secluded west facing garden. The first benefits from the master bedroom with stunning en-suite shower room with quartz sink, two further bedrooms, and a luxurious family bathroom with quartz sink. The top floor comprises a further double bedroom. There is under floor heating on the entire ground floor. The house has also been re-wired throughout. Further benefits include off street parking. Crammond Close is within walking distance to Barons Court underground station and offers easy access to the amenities in Munster Village and Fulham Palace Road including Waitrose, Sainsburys, Café Nero, The Brook & Badger pub and Pret-a-Manger. Freehold.

Outstanding four bedroom, two bathroom house in much sought after private development

Finished to highest standards | Open plan living room | Stylish fully fitted kitchen | Underfloor heating

Secluded garden | Off Street parking | Superb rear extension with bi-fold doors to garden

Close to Barons Court underground station | 1314 Sq. Ft. (122.07 Sq. M.) Freehold

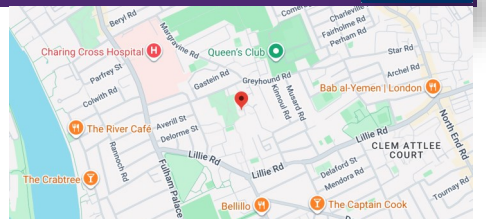
Full Energy Performance Certificate available on The Property Ombudsman

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.



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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN W6