

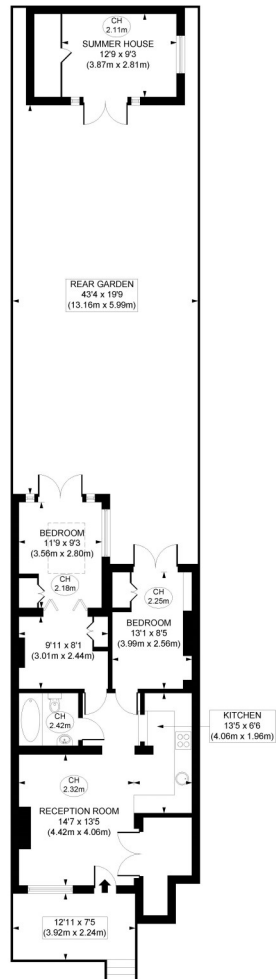
Goldhawk Road.

Hammersmith, London, W12





GOLDHAWK ROAD W12



LOWER GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 890 sq. ft / 82.70 sq. m (Including Summer House)
APPROX. GROSS INTERNAL FLOOR AREA 745 sq. ft / 69.17 sq. m (Excluding Summer House)

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

Goldhawk Road

Hammersmith, London, W12

Price Guide: £685,000

A beautifully presented two double bedroom ground floor flat benefitting from its' own front door and fabulous 43' south facing garden with summer house. The accommodation comprises a 14'7 x 13'5 living room with period fireplace, a 13'5 fully fitted kitchen, modern bathroom suite, generous guest bedroom with direct access to the garden, and a fantastic 11'9 x 9'3 main bedroom with a separate study/office/dressing room with period fireplace. There is also access to the garden from the main bedroom. The south facing garden is exceptional and offers a secluded oasis which is ideal for entertaining and el-fresco dining. The summer house is an ideal workspace and a superb addition. Goldhawk Road is ideally located for transport links at Goldhawk Road (Hammersmith & City and Circle Underground lines) and Shepherd's Bush (Central Underground line and London Overground lines) as well as numerous shops, bars and restaurants. Share of Freehold.

Beautifully presented two double bedroom ground floor flat with own front door

Popular location | Spacious living room with period fireplace | Fully fitted kitchen | Modern bathroom

43 ft South facing garden | Summerhouse | Study/office/dressing room

Close to numerous transport links | 890 Sq. Ft. (82.70 Sq. M.) Share of Freehold

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.

Full Energy Performance Certificate available on

