

Nella Road

Hammersmith, London, W6

 LAWSONRUTTER





NELLA ROAD, W6



APPROX. GROSS INTERNAL FLOOR AREA 637 sq. ft / 59.19 sq. m

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

Nella Road

Hammersmith, London, W6

Price Guide: £675,000

An outstanding and rarely available two double bedroom ground floor period conversion flat with a wonderful 27'8 rear garden located on one of the most sought after roads within the Crabtree Conservation Area. The accommodation comprises of an attractive entrance hallway with the original Edwardian tiles, a generous bay fronted double bedroom, a stylish bathroom suite with under floor heating offering a touch of luxury and a further generous double bedroom.

At the rear there is a fabulous 20'7 open plan reception room which has been extended to the side and rear to create a beautiful kitchen area with a granite work surface and ample space for dining and entertaining. The rear space also offering excellent space for relaxing. Further benefits include bi-fold doors which lead onto the extremely secluded south facing rear garden which is ideal for al-fresco dining. Nella Road is located within an 8-10 minute walk to Hammersmith underground station and offers easy access to a variety of local amenities. The River Thames towpath is within a 2 minute walk and offers a great selection of bars and restaurants as well as the renovated Riverside studios. Share of Freehold .

Outstanding and rarely available two double bedroom ground floor period conversion flat
 Crabtree Conservation Area | Fabulous open plan reception room | Beautiful kitchen with granite work surface
 Wonderful rear garden | 2 minutes walk to River Thames with all its delights including Riverside studios
 Close to transport & numerous amenities | 637 Sq. Ft. (59.19 Sq. M.) Share of Freehold

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.

