

# Ellaline Road

Hammersmith, London, W6



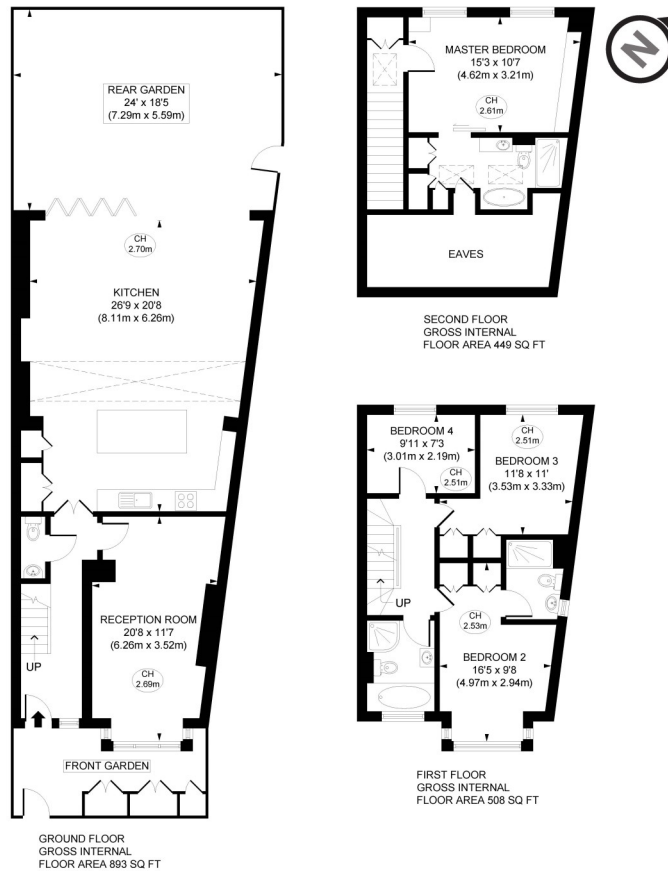


# Ellaline Road

Hammersmith, London, W6

Price Guide: £1,395,000

An outstanding 1850 sq. ft, four bedroom, three bathroom end of terrace house that is beautifully presented throughout, located in the ever popular Crabtree Conservation Area. The property which is larger and wider than average comprises on the ground floor from a cloakroom with WC, 20'8 x 11'7 bay fronted living room, an exceptional 26'9 x 20'8 kitchen / breakfast / family room to the rear with bi-folding doors opening onto the secluded rear patio. The ground floor accommodation offers unrivalled space for relaxing and entertaining both inside and out. The first floor benefits from three bedrooms and two bathrooms (main first floor bedroom is en-suite), whilst the top floor comprises the master bedroom with a further en-suite bathroom. Further benefits include high speed fibre cabling and a water softener and water filter for drinking water. Ellaline Road is a special property and makes a wonderful family home. Ellaline Road is located a short walk from the delights of the River Thames towpath and within an 8 – 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, Brasserie Blanc 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.



Ellaline Road, W6  
Approximate Gross Internal Area  
171.87 SQ.M / 1850 SQ.FT (Including Eaves)

KEY: \*Restricted Head Height\*

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

Outstanding four bedroom, three bathroom end of terrace house measuring 1850 SQ. FT.

Crabtree Conservation Area | Bay fronted living room | Exceptional kitchen/breakfast/family room | Cloakroom

Secluded rear patio | Short walk to the delights of River Thames towpath | No onward chain

Close to transport & a variety of amenities | 1850 Sq. Ft. (171.87 Sq. M.) Freehold

All viewings by appointment  
through our **Hammersmith Office:**

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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.

