



Disbrowe Road, Hammersmith W6

A bright and characterful Victorian family home offering over 1,450 Sq. Ft. of versatile living space, with a private garden and exciting scope to personalise and enhance over time.

The ground floor features a light-filled double reception room flowing through French doors to a bright kitchen/breakfast room, with a separate utility room and cloakroom, and direct access to the secluded garden. The upper floors provide three double bedrooms, a generous family bathroom, study/nursery and excellent eaves storage. Ideally positioned on a quiet, attractive residential street close to Queen's Club, the house combines peaceful neighbourhood living with easy access to Barons Court station, local parks and schools, Charing Cross Hospital, the River Thames, and the shops, cafés and restaurants of Munster Road and Fulham Palace Road. A wonderful opportunity to create a distinctive family home in one of Hammersmith's well-connected residential neighbourhoods. The house is sold chain free.

Asking Price: £1,150,000 Freehold

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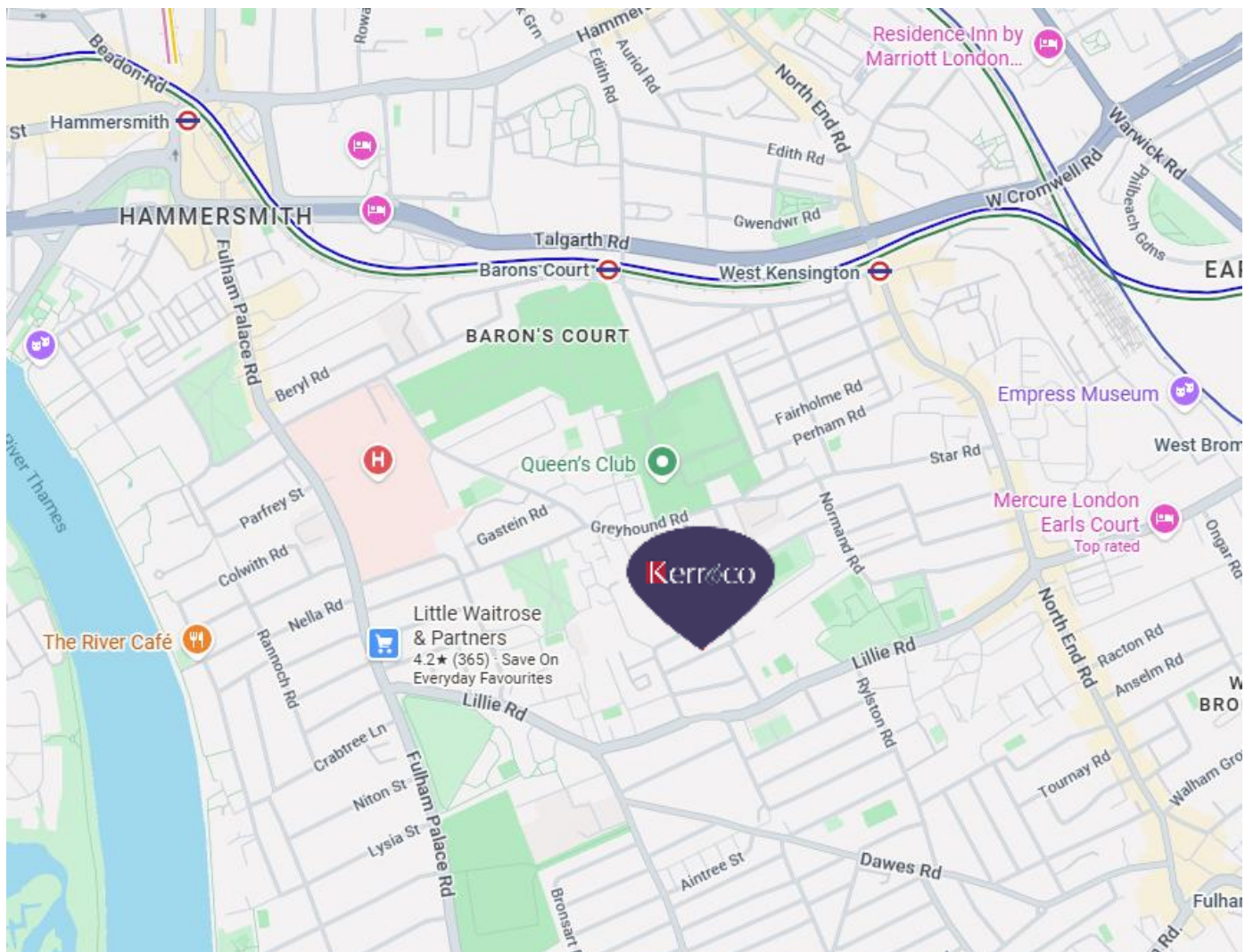
Disbrowe Road, London W6 8QG



Extended Victorian family home..
 Potential to further extend and improve (STPP).
 Three double bedrooms and a study.
 Double reception room.
 Separate kitchen.
 Utility room and downstairs WC.
 Large family bathroom.
 Private 19 ft. garden.
 Close to Parks.
 Close to schools.
 Plenty of storage.

Well located on this residential street for Barons Court underground station (district and piccadilly lines) as well as the broad spectrum of local shopping and leisure pursuits.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

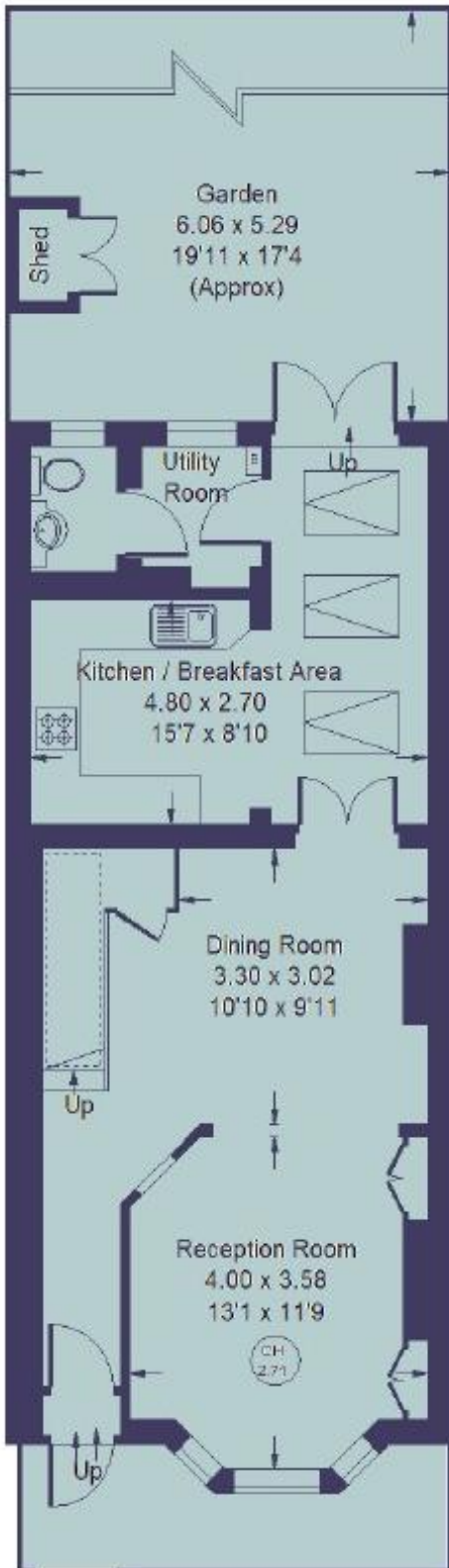
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band F (£2194.84 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Internal stairs to all floors
Connected services/utilities:	Mains drainage and water, gas, electricity, telephone and broadband (fibre and cable) available locally
Heating:	Gas central heating via radiators.
Flood risk:	Ask agent

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Asking Price: **£1,150,000**

Victorian family home.

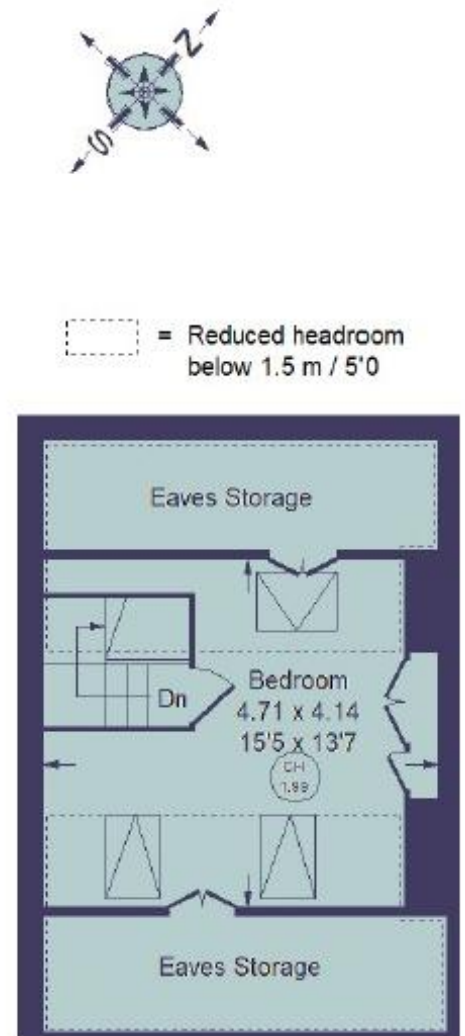
Approximate gross internal floor area: **1,451 Sq. Ft. / 134.8 Sq. M.** (including eaves storage)



Ground Floor



First Floor



Second Floor



= Reduced headroom below 1.5 m / 5'0

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Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.