



BERYL ROAD, W6 £1,300,000 FREEHOLD

AN OUTSTANDING FIVE BEDROOM HOUSE, SPANNING 1,609 SQ. FT, WITH A SOUTH FACING GARDEN, LOCATED WITHIN A SHORT WALK FROM THE RIVER THAMES AND HAMMERSMITH BROADWAY.

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DESCRIPTION:

This well presented property is arranged over three floors with the ground floor featuring a spacious reception room at the front, leading to a large open-plan kitchen to the rear, which opens onto a good sized, private walled-garden. There is also a cloakroom on this floor. The first floor has three bedrooms all served by a family bathroom, with the large master bedroom being light and bright at the front of the house with a large bay window. There is good built-in storage throughout this floor. The second floor has two more double bedrooms with built-in storage, a bathroom and expansive built-in eaves storage either side of the house.

Beryl Road runs off Fulham Palace Road, a short walk from Hammersmith Broadway offering access to District Piccadilly and Hammersmith and City Lines. Fulham Palace Road and Hammersmith Broadway offer a wide variety of shops, restaurants (including the River Cafe), bars and parks. The River Thames, Charing Cross Hospital and good schools are also close by.

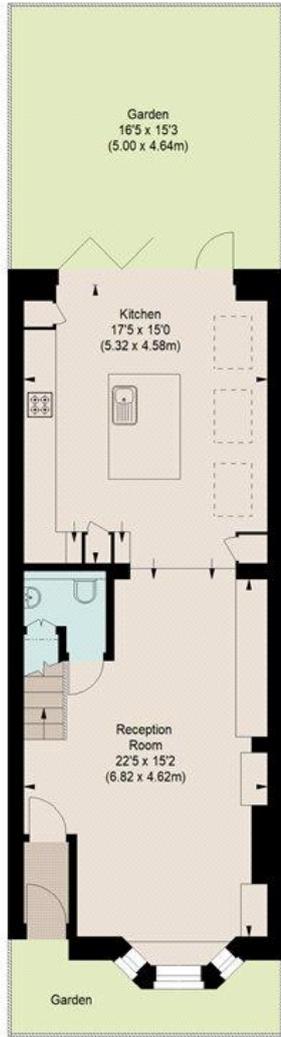




BERYL ROAD, W6
 Approximate gross internal area
 1609 sq ft / 149.48 sq m
 (Including Eaves Storage)
 Eaves Storage
 11.43 sq m / 123 sq ft



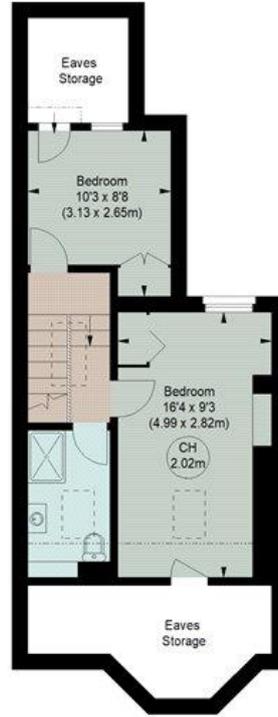
Key :
 CH - Ceiling Height



GROUND FLOOR
 (57.32 m²)



FIRST FLOOR
 (47.29 m²)



SECOND FLOOR
 (44.91 m²)

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

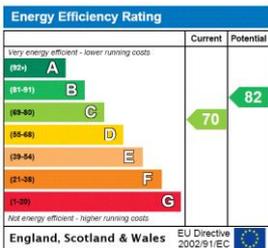
Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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