



Richford Street, Hammersmith W6

A magnificent family home offering significant living space with a reception room and spacious kitchen / dining / living space arranged over two floors, two floors of bedroom accommodation as well as a 75' rear garden mainly laid with lawn.

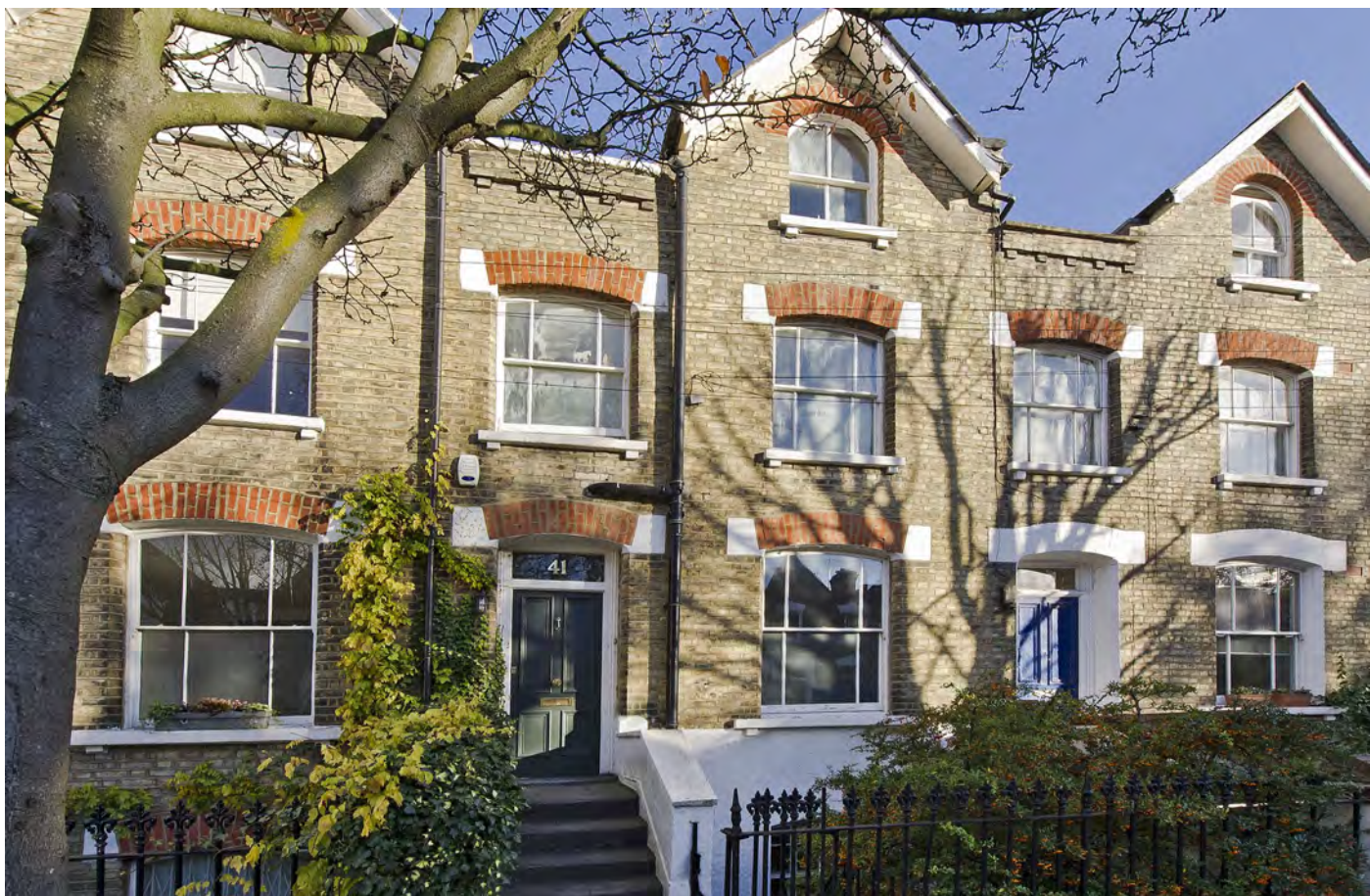
This beautiful home has balanced accommodation and is well suited for family living—providing four bedrooms and five bathrooms. The house is in good condition throughout yet has scope to further enlarge, subject to the usual consents, should the need arise. The accommodation comprises of kitchen / dining / living space giving access to the rear garden on the lower ground floor, a 27' x 16,10' reception room leading on to balcony on the raised ground floor and then a principal bedroom suite, a family bathroom, three further bedrooms (two with en suite shower rooms) over the top two floors. The house is in on a popular residential street in W6 that is a stone's throw away from the tube station and walking distance to other transport, shopping and dining facilities at Shepherd's Bush, Westfield, Soho House, and Hammersmith.

Asking Price: £1,695,000 Freehold

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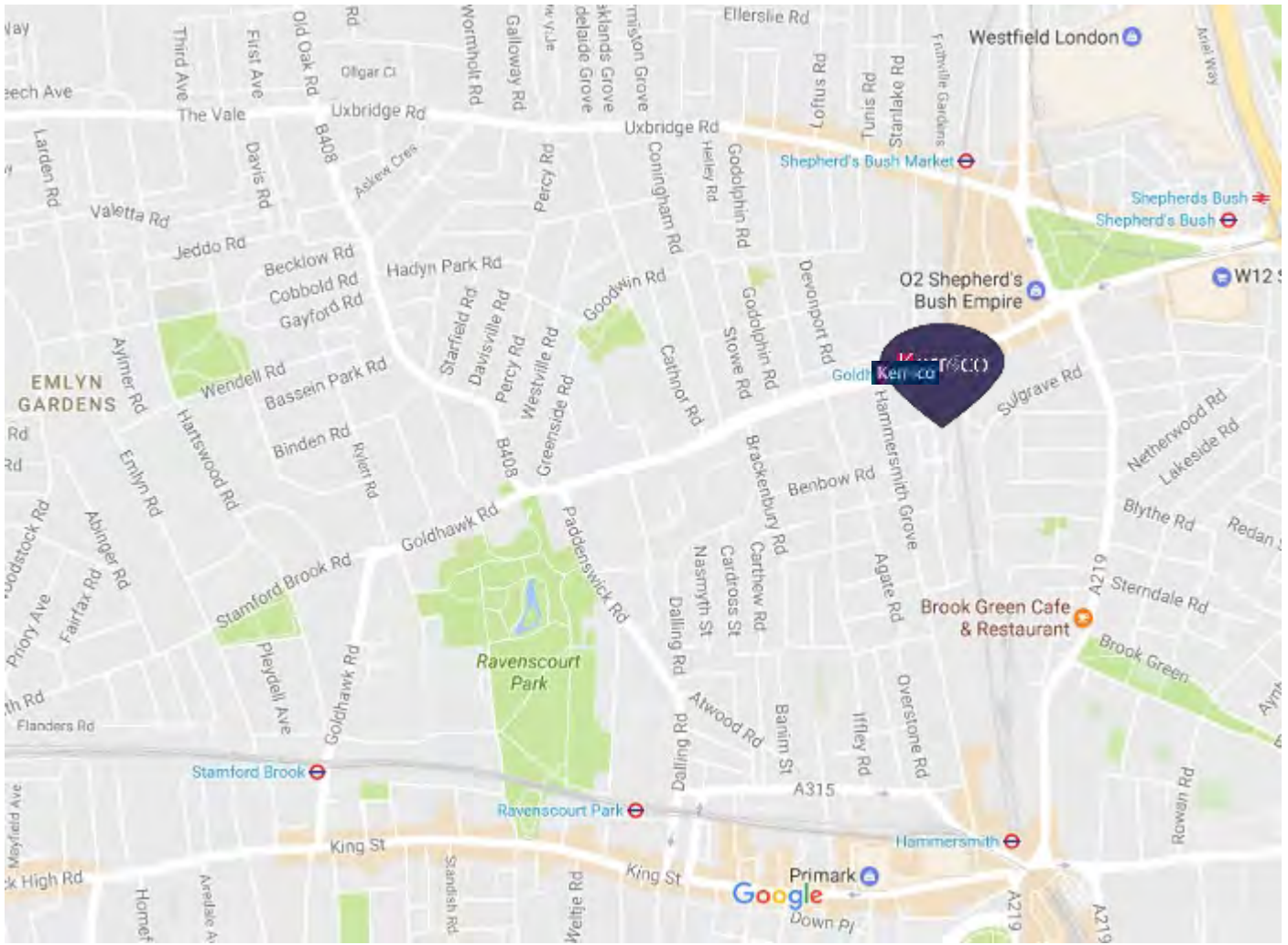
Richford Street, Hammersmith W6 7HJ



75' Rear garden.
Approximately 1,917 sq. ft. of accommodation.
Natural four storey house with two floors of living and two of bedrooms.
Principal bedroom suite.
Three further bedrooms (Two having en suite shower rooms).
Two family bathrooms.
Large kitchen / dining / family room leading on to the rear garden.
Potential for further extension subject to the grant of planning permission.
Popular residential location within easy reach of Westfield London, Soho House and the many local underground stations.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 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.

- Tenure: Freehold
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band G (£2,311.28 for current financial year 24/25)
- Parking: Eligible for a L.B.H.F. residents parking permit
- Accessibility: Steps to front doors and internal stairs
- Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
- Heating: Gas central heating via radiators
- Flood risk:
 - Surface water: High risk > 3.3% chance per annum
 - Rivers and Sea: Very Low risk less than 0.1% chance per annum

Richford Street, London W6 7HJ

Asking Price: **£1,695,000**

Four storey Victorian house

Approximate internal floor area: **1,917 SQ. FT. (178.1 SQ. M.)**



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.