



Richford Street, Hammersmith W6

A wonderful family house offering incredible living spaces over two floor proving separate reception room and a spacious kitchen / dining / living space, two floors of bedroom accommodation as well as a 75' lawned rear garden.

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 offers scope to further enlarge, subject to the usual consents, should the need arise. The accommodation comprises of sizable kitchen /dining / living space giving access to the 75' East facing rear garden, a 27' x 16'10" reception room leading on to a rear balcony, the principal bedroom with en suite shower room, three additional double bedrooms (two with en suite shower rooms_ and a family bathroom. The house is in on a popular residential street in W6 superbly located for ease of access to the broad range of local transport connection, shopping and leisure facilities. Importantly the house falls with in the catchment for the prestigious St Stephens C of E primary school—one of the top ten primary schools in England

Offers in excess of: £1,650,000 Freehold

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Richford Street, Hammersmith W6 7HJ

Four storey house with two floors of living and two of bedrooms.

75' Rear garden.

Approximately 1,917 sq. ft. of accommodation.

Principal bedroom with en suite shower room.

Three further double bedrooms (Two with en suite showers).

Two family bathrooms.

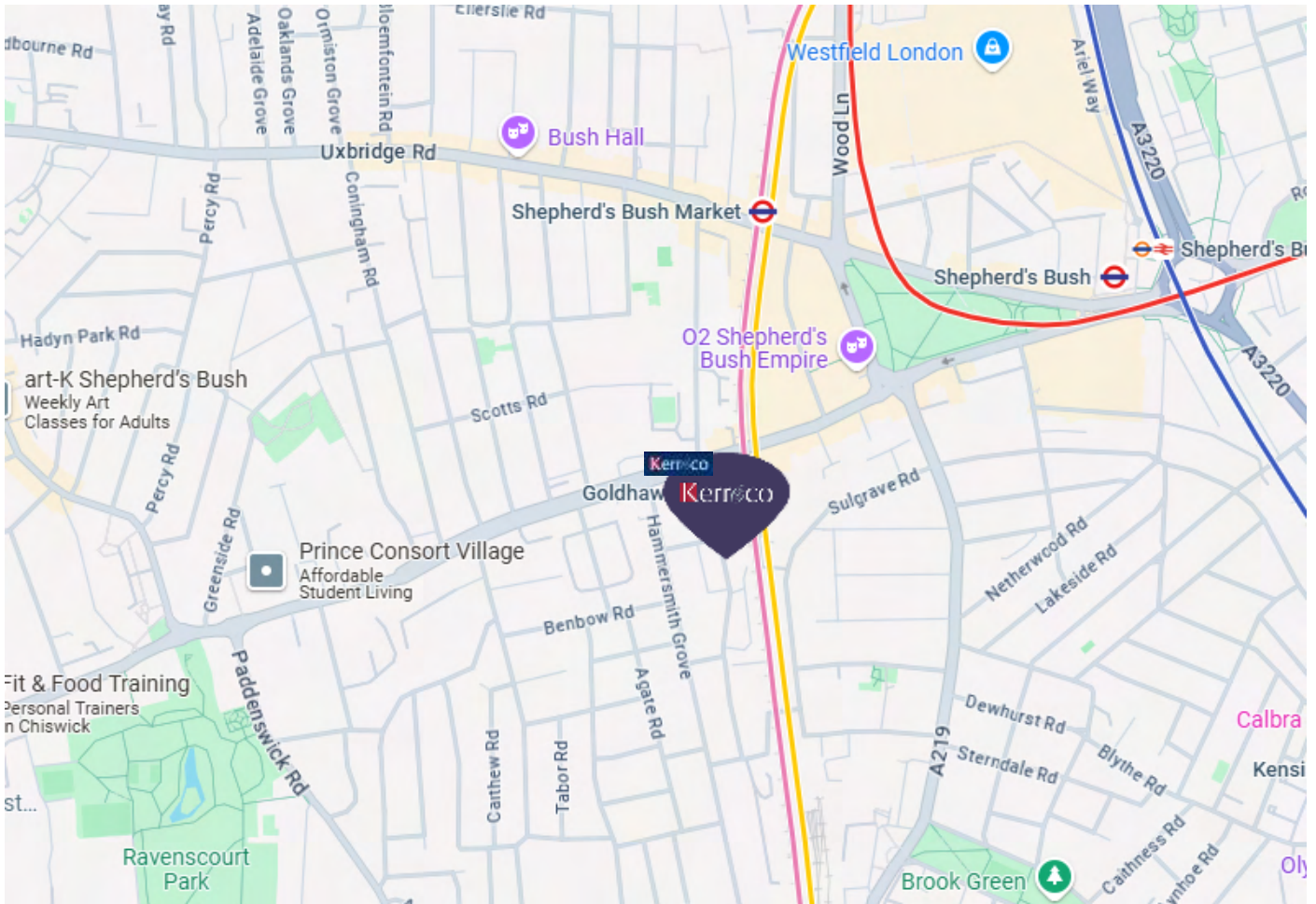
Spacious kitchen / dining / family room leading on to the rear garden.

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.

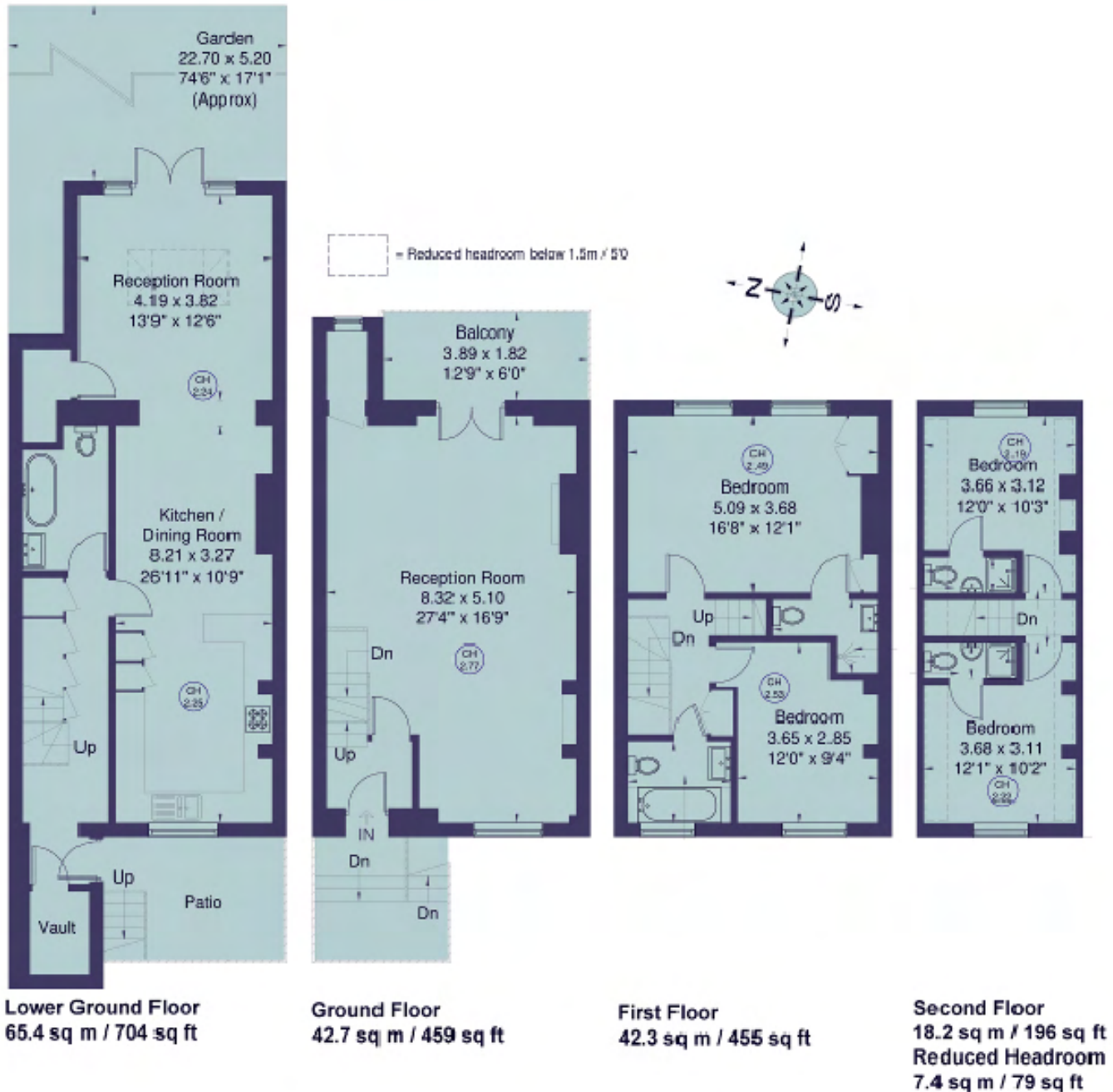
Tenure:	Freehold
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band G (£2,311.28 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps to front doors and internal stairs
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood risk:	Copies available on request

Richford Street, London W6 7HJ

Offers in excess of: **£1,650,000**

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/fittings 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.