



## ROSEDEW ROAD, W6

### £1,100,000 FREEHOLD

An exciting opportunity to acquire a four-bedroom period house with a large south facing garden located within the much sought after Crabtree Conservation Area.

Fulham & Parsons Green | 020 7731 3388  
40 New King's Road, Fulham, London, SW6 4ST

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## DESCRIPTION:

The house benefits from a large open plan reception room/kitchen, a downstairs bathroom, and a second living room all on the ground floor. The first floor comprises of two large double bedrooms, a family bathroom, and a single bedroom, which would work well as a study or nursery. The master bedroom and bathroom are located on the top floor of the house.

Rosedew Road is a few minutes' walk to the River Thames towpath and only a 7-minute walk to Hammersmith underground station. Its location offers easy access to its numerous restaurants, bars, and pubs as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar.

The house is being sold with no onward chain.





**ROSEDEW ROAD, W6**

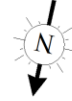
Approximate gross internal area

1872 sq ft / 173.91 sq m

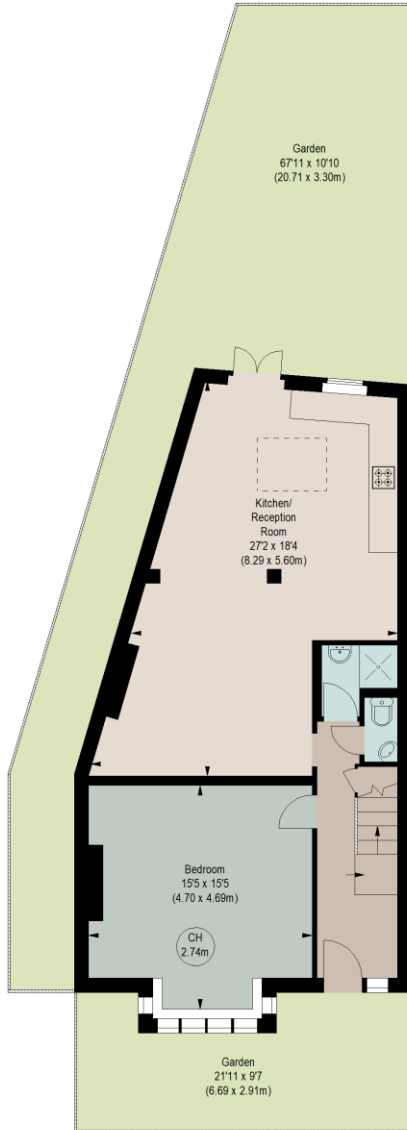
(Including Eaves Storage)

Eaves Storage

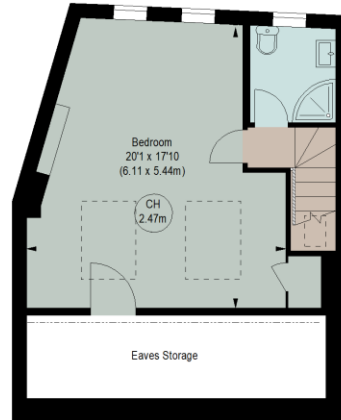
119 sq ft / 11.06 sq m



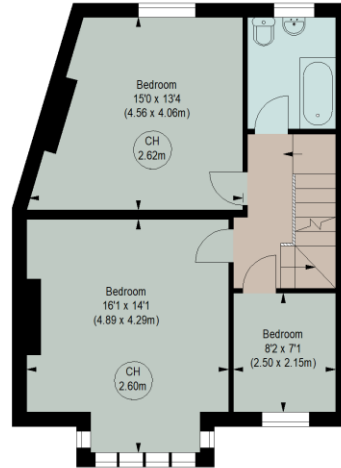
Key :  
CH - Ceiling Height



**GROUND FLOOR**  
(72.05 m<sup>2</sup>)



**SECOND FLOOR**  
(48.41 m<sup>2</sup>)



**FIRST FLOOR**  
(53.48 m<sup>2</sup>)

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.

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