



CHANCELLORS ROAD, W6

**£750,000 FREEHOLD**

**A well-proportioned, three/four bedroom, two bathroom, terraced house spanning 1,143 sq. ft within walking distance from the River Thames.**

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### DESCRIPTION:

This purpose-built house has huge potential and is need of updating. The ground floor consists of a large reception room leading onto a spacious private garden. There is a separate eat-in kitchen and cloakroom on this floor. This floor also features a guest bathroom and a versatile bedroom with an en-suite with its own access. The three well-proportioned bedrooms are found on the first floor, each filled with natural light. The principal bedroom offers ample space with views over the garden. These bedrooms are served by a family bathroom. The property benefits from an impressive front garden also, which is a rare find in this desirable location.

Chancellors Road enjoys a favourable position in the Barons Court and Hammersmith area, just a short walk from the river. This vibrant location offers a perfect balance of riverside charm, urban convenience, and excellent transport links, with Hammersmith (District, Piccadilly, Hammersmith & City, and Circle lines) a close walk away.









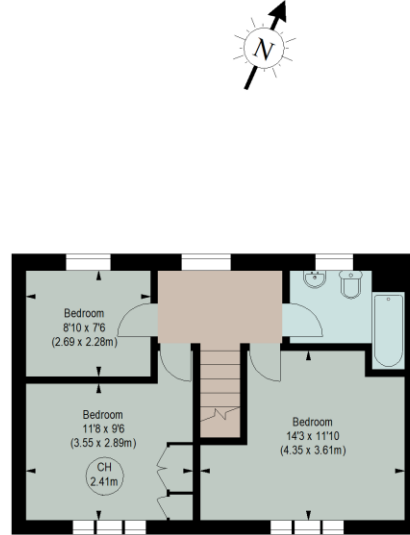
## CHANCELLORS ROAD, W6

Approximate gross internal area  
1143 sq ft / 106.18 sq m

Key :  
CH - Ceiling Height



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



**FIRST FLOOR**  
(42.67 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**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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