

# Kenyon Street, SW6

Fulham, London

 LAWSONRUTTER



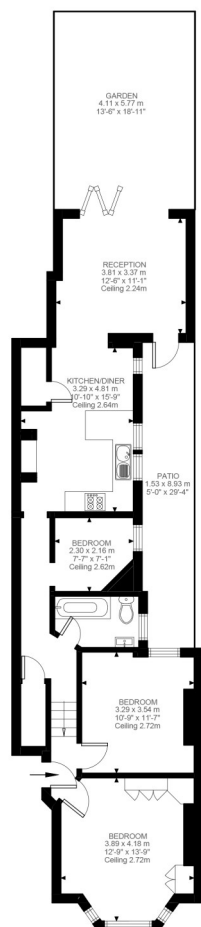




**Kenyon Street,**  
London, SW6

**950,000**  
**Share of Freehold**

Lawson Rutter are thrilled to offer this outstanding ground floor three bedroom apartment, with the whole south facing garden, on this sought after road in the Bishops Park conservation area of Fulham. This super flat has retained the original fire place, cornicing and ceiling rose in the principle bedroom, has good storage and wood floors in most living spaces. There are two generous double bedrooms, a single bedroom and a well appointed bathroom. A spacious kitchen dining room opens into a bright reception room, which has been extended in to the side return, with bifold doors opening on to the whole, fabulous south facing garden. Located at the Steven-age Road end of Kenyon Street, this great property is a stone's throw from Bishops Park and the tennis courts, the Thames Path and the Nuffield health club. The riverside Crabtree gas-tropub, the Michelin starred River Café and the bars and restaurants in the new Fulham Reach riverside development are within walking distance too. Regular bus links to Hammersmith, the West End and Putney operate on the Fulham Palace Road and the underground at Ham-mersmith (Piccadilly, Circle, District and Hammersmith & City lines) and Putney Bridge (District Line) are also close by. Offered with a share of freehold, this superb property must be seen.



Kenyon Street, SW6  
Approximate Gross Internal Area  
76.44 SQ.M / 823 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

**\*OUTSTANDING PERIOD CONVERSION**  
**\*THREE BEDROOMS \*EXTENDED RECEPTION ROOM**  
**\*KITCHEN DINING ROOM \*BATHROOM \*PRIVATE SOUTH FACING GARDEN**  
**\*BISHOPS PARK THE THAMES PATH & THE NUFFIELD HEATH CLUB CLOSE BY**  
**\*EXCELLENT TRANSPORT LINKS ON THE FULHAM PALACE ROAD**  
**\*SHARE OF FREEHOLD**

All viewings by appointment through our  
**Fulham Office:**

**T: 020 7731 3636**  
**E: fulham@lawsonrutter.com**

347 Fulham Palace Road, London  
SW6 6TB

In accordance with the Property Misdescription Act 1991, we wish to emphasise that the information given in these particulars is intended to help you decide whether you wish to view this property. Whilst every care is taken to ensure the accuracy of these particulars please note that all measurements are approximate and we are, for the accuracy of other information, reliant on what the seller has provided. We strongly recommend that you rely on your own inspections and those of your advisors to establish the details of any aspects which are of particular importance. Please note that we have not undertaken any survey of the property or the appliances within it and the buyer must rely on their own

