

# Fulham Palace Road, SW6

Fulham, London

 LAWSONRUTTER







## Fulham Palace Road, 950,000 London, SW6 Share of Freehold

An outstanding three double bedroom first and second floor purpose built Victorian Maisonette, offering just under 1500sqft of usable living space, which benefits from its own entrance and a lovely landscaped garden. Beautifully presented by our clients, this fabulous apartment has a contemporary feel, but also retains some lovely traditional features such as the fireplaces in the reception room and bedroom on the first floor and wood floors in the reception room, the kitchen dining room and the family bathroom. There are also, double glazed windows throughout and plenty of built in storage too. On the first floor there is a bright and spacious 20' wide reception room, a double bedroom, a family bathroom and a substantial 21' kitchen dining room. An internal staircase leads down to a landscaped private garden with a decked area, perfect for a table and chairs. On the top floor there are two impressive double bedrooms, a shower room and access to generous eaves storage. Regular bus services to Hammersmith, Putney and the West End operate on the Fulham Palace Road and other amenities including the Lillie recreation ground, Bishops Park, the Thames Path, the Nuffield Health Club, Little Waitrose, the River Café, and the Crabtree riverside gastro pub are within a stone's throw, along with the shops bars and restaurants on the Fulham Palace Road. This superb property is offered with a share of freehold and no onward chain, so early viewing is recommended.

### \*OUTSTANDING FIRST AND SECOND FLOOR MAISONETTE

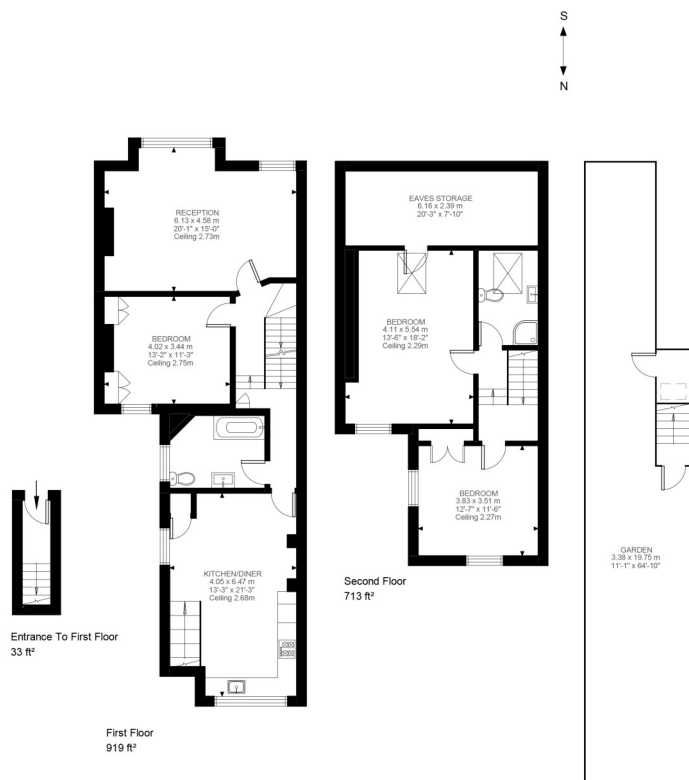
\*THREE DOUBLE BEDROOMS \*20' BRIGHT AND SPACIOUS RECEPTION

\*21' KITCHEN DINING ROOM \*TWO BATHROOMS \*PRIVATE ENTRANCE

\*LARGE PRIVATE LANDSCAPED GARDEN

\*EXCELLENT LOCAL AMENITIES AND TRANSPORT LINKS CLOSE BY

\*NO ONWARD CHAIN \*SHARE OF FREEHOLD



Fulham Palace Road, SW6  
Approximate Gross Internal Area  
154.70 SQ.M / 1665 SQ.FT  
(INCLUDING EAVES STORAGE)  
EAVES STORAGE 15.51 SQ.M / 167 SQ.FT  
EXCLUSIVE TOTAL AREA 139.19 SQ.M / 1498 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

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

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

T: 020 7731 3636

E: [fulham@lawsonrutter.com](mailto: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

