

# Niton Street, SW6

Fulham, London

 LAWSONRUTTER







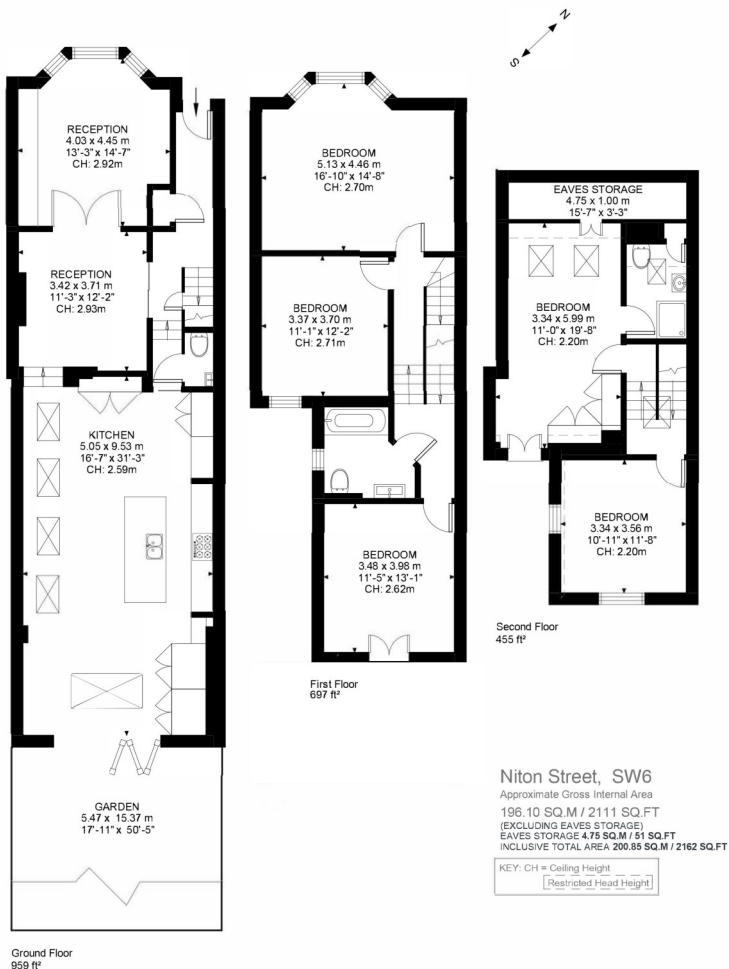
# Niton Street

London SW6

# £2,000,000

Freehold

An outstanding five bedroom, two bathroom family residence on this premier tree lined road in the Bishops Park conservation area. Recently refurbished by our clients, this fabulous property offers 2111sqft of living space and has had no expense spared on state of the art fixtures and fittings throughout. The well balanced accommodation has been carefully planned, to offer the modern family the perfect and practical living environment and will more than satisfy their exacting standards. The ground floor comprises a double reception room, a guest WC and a 31ft kitchen family room with bifold doors that open onto a 50ft garden, which has a dedicated entertaining space with a built in barbeque station. On the first floor, there are three generous double bedrooms and a bathroom and a master bedroom and en-suite shower room and a further double bedroom occupies the top floor. Niton Street is ideally located for the excellent bus links, on the Fulham Palace Road, to Hammersmith, Putney and the West End as well as being a short walk to Hammersmith underground station (Piccadilly, District, Circle and Hammersmith & City Lines). There are also, a good selection of amenities within a stone's throw, including the Michelin starred River Café, the Crabtree gastro pub, Little Waitrose and the bars and restaurants at the new Fulham Reach riverside development. Bishops Park, the Thames Path and the Nuffield health club are within easy reach too.



- \* OUTSTANDING RECENTLY REFURBISHED FAMILY RESIDENCE \*
- \* FIVE DOUBLE BEDROOMS \* DOUBLE RECEPTION ROOM \*
- \* 31' KITCHEN FAMILY ROOM \* GUEST WC \*
- \* 50' SOUTH FACING GARDEN \* TWO BATHROOMS (ONE ENSUITE) \*
- \* WALKING DISTANCE TO HAMMERSMITH UNDERGROUND STATION (PICCADILLY DISTRICT CIRCLE HAMMERSMITH & CITY LINES) \*
- \* EXCELLENT AMENITIES CLOSEBY INCLUDING LITTLE WAITROSE \*

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

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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

