

Lysia Street, SW6

Fulham, London

 LAWSONRUTTER





Lysia Street London SW6

£1,850,000
Freehold

A beautifully presented four double bedroom, three bathroom family residence, with a 55FT/17M garden, on this favoured road in the Bishops Park conservation area. Completely refurbished and extended by our clients in 2017, this superb home has CAT wiring, ETHER connections, a SONOS sound system on the ground floor, Siemens appliances in the kitchen including two drinks chillers and an American style fridge freezer and plenty of built in storage too. On the ground floor, there is a double reception room with a working fire place and generous built in storage, a guest WC, a utility and plant room and an impressive 27.10FT/15.4M kitchen family room which opens on to a larger than average garden, with a London stone patio, lighting and power and a good size shed. The first floor comprises a principle bedroom and ensuite bathroom with a walk in shower, a family bathroom and a large double bedroom. On the top floor, there is a guest bedroom and ensuite shower room and a further double bedroom. Lysia 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 within walking distance 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 as well. With no onward chain, early viewing of this magnificent home is highly recommended.

- * A BEAUTIFULLY PRESENTED FAMILY HOME * FOUR DOUBLE BEDROOMS *
- * THREE BATHROOMS (TWO EN-SUITE) & ONE GUEST WC *
- * DOUBLE RECEPTION ROOM * 27.10FT/15.4M KITCHEN FAMILY ROOM *
- * UTILITY ROOM & PLANT ROOM * 55FT/17M GARDEN *
- * EXCELLENT TRANSPORT LINKS CLOSE BY * NO ONWARD CHAIN * FREEHOLD *

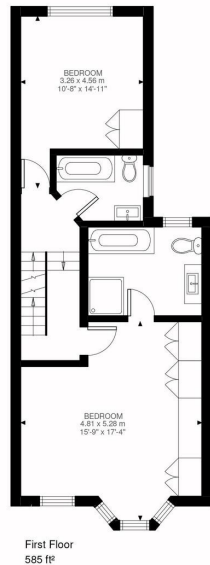
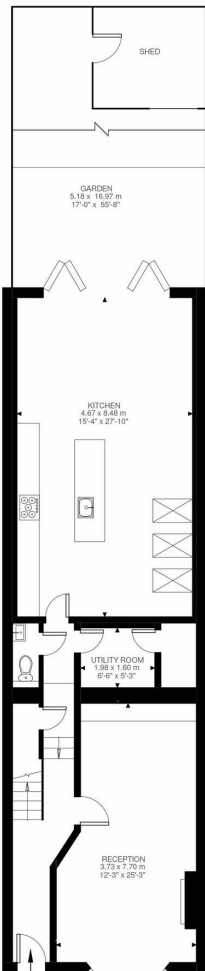
All viewings by appointment through our
Fulham Office:

T: 020 7731 3636

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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



Lysia Street, SW6
Approximate Gross Internal Area
180.74 SQ.M / 1946 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

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