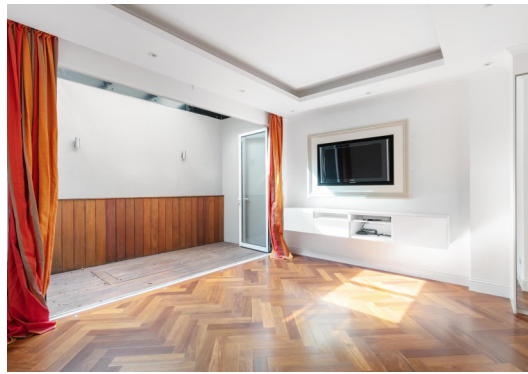


Lysia Street, SW6

Fulham, London

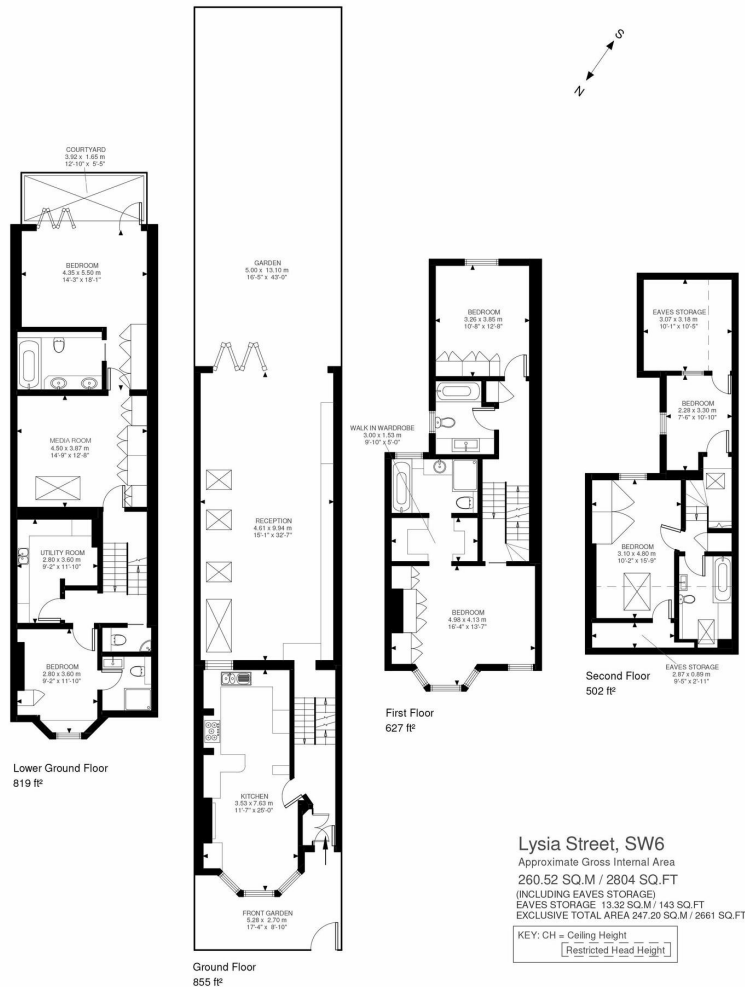




Lysia Street London SW6

£3,000,000 Guide Price
Freehold

An outstanding six bedroom, five bathroom family residence on this favoured road in the Bishops Park conservation area. This larger than average home has had no expense spared on state of the art fixtures and fittings including solid wood floors in most areas, a bespoke kitchen and bathrooms and plenty of built in storage. There are also built in cupboards in all the bedrooms, as well as substantial eves storage on the top floor. 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 lower ground floor has incredibly high ceilings, which create a light and airy space and comprises a bedroom with an en-suite shower room at the front and there is also a guest WC, a utility room, a media room, and an amazing guest bedroom and en-suite bathroom at the back, with bifold doors that open on to light well. On the ground floor there is a generous kitchen breakfast room and an impressive 32.7ft/9.94m reception room, with bifold doors that open on to a fabulous 43ft/13.10m south facing garden. On the first floor, there is a fantastic principle bedroom with a walk in wardrobe and a large en-suite bathroom and a large double bedroom and a family bathroom make up the rest of this floor. The top floor comprises two good sized double bedrooms and a bathroom. 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 rivered development. Bishops Park, the Thames Path and the Nuffield health club are within easy reach too. With no onward chain, early viewing of this magnificent home is highly recommended.



*** SIX BEDROOMS * FIVE BATHROOMS (THREE EN-SUITE) & ONE GUEST WC ***
*** 32.7FT/9.94M RECEPTION ROOM * KITCHEN BREAKFAST ROOM * MEDIA ROOM ***
*** UTILITY ROOM ***
*** 43FT/13.10M SOUTH FACING GARDEN * EXCELLENT**
TRANSPORT LINKS CLOSE BY *
*** NO ONWARD CHAIN * 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



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