

Ellerby Street, SW6

Fulham, London

 LAWSONRUTTER

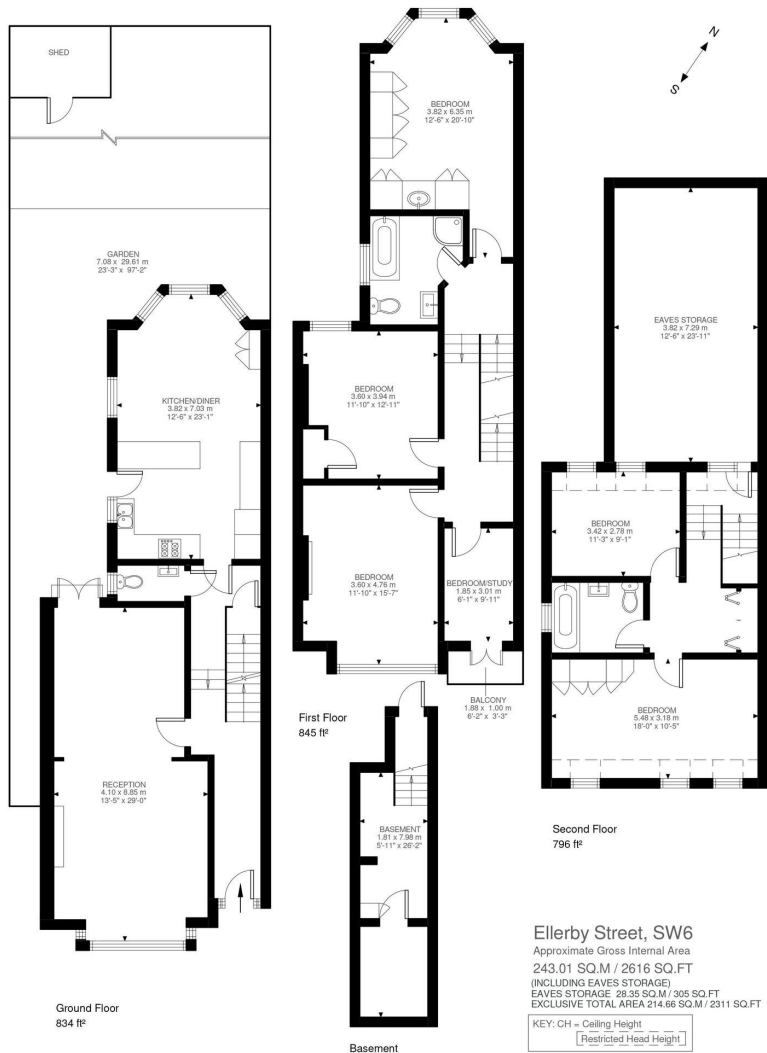




Ellerby Street £2,500,000 Offers in Excess

London SW6 Freehold

A wonderful opportunity to acquire a delightful semi detached family residence on one of Fulham's premier tree lined roads, in the Bishops Park conservation area. Retaining many original features, including fireplaces, a tessellated floor in the hallway, ceiling roses and cornicing, this great property offers an incoming purchaser the scope to significantly enlarge the living space, designed to their own required specification. On the ground floor there is a double reception room with a working fire place, a guest WC, stairs down to an original under hallway basement and a kitchen dining room that opens on to an impressive mature garden, which has direct access to the street. The first floor comprises three double bedrooms, a single study bedroom that opens on to a balcony and a family bathroom with a separate shower. Two generous double bedrooms and a bathroom occupy the top floor and there is also excellent eves storage over the back addition. Ellerby Street is a short walk to Bishops Park and the Thames Path, as well as the Nuffield health club and Putney bridge underground station (District Line) and the excellent local amenities on the Fulham Palace Road are within walking distance too.



A WONDERFUL FAMILY RESIDENCE ON THIS PREMIER TREE LINED ROAD IN THE BISHOPS PARK CONSERVATION AREA * SEMI DETACHED SEVEN BEDROOMS * DOUBLE RECEPTION ROOM KITCHEN DINING ROOM * TWO BATHROOMS & GUEST WC ORIGINAL UNDER HALLWAY BASEMENT * LARGE GARDEN POTENTIAL TO EXTEND STPP * 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.