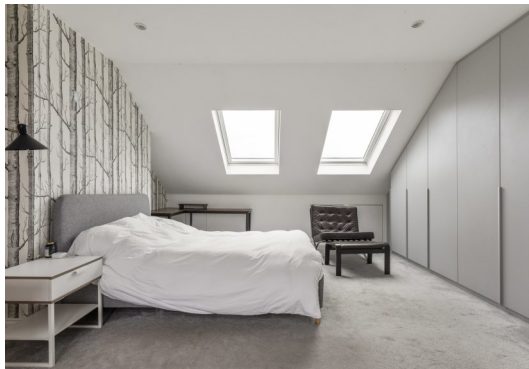


Crabtree Lane

Fulham London, SW6





Crabtree Lane

Fulham, London, SW6

Price Guide: £1,700,000

A fabulous four double bedroom, three bathroom family residence in the Crabtree conservation area of Hammersmith. This beautiful property has a double reception room, with solid oak parquet flooring, that leads down to a superb kitchen dining family room with bifold doors that open on to a generous garden and there is a guest w/c too. The first floor comprises two double bedrooms, a family bathroom and a guest double bedroom and en-suite shower room. A spacious principle bedroom and bathroom occupies the top floor. Crabtree Lane is located a short walk from the delights of the River Thames towpath and is walking distance to Hammersmith underground station (Piccadilly, District, Circle and Hammersmith & City lines). There are a variety of shops, restaurants, bars and pubs nearby including Little Waitrose, the River Café, Sam's Brasserie, Brasserie Blanc and the Crabtree gastro pub, as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Offered with no onward chain, early viewing of this outstanding property is highly recommended.

Fabulous four double bedroom family residence in Crabtree Conservation Area

Double reception room | Superb kitchen/dining/family room | Three bathrooms & Guest WC

Private garden | Stones throw to the delights of River Thames path | No onward chain

Close to transport & numerous amenities | 1721 Sq. Ft. (159.85 Sq. M.) Freehold

Full Energy Performance Certificate available on

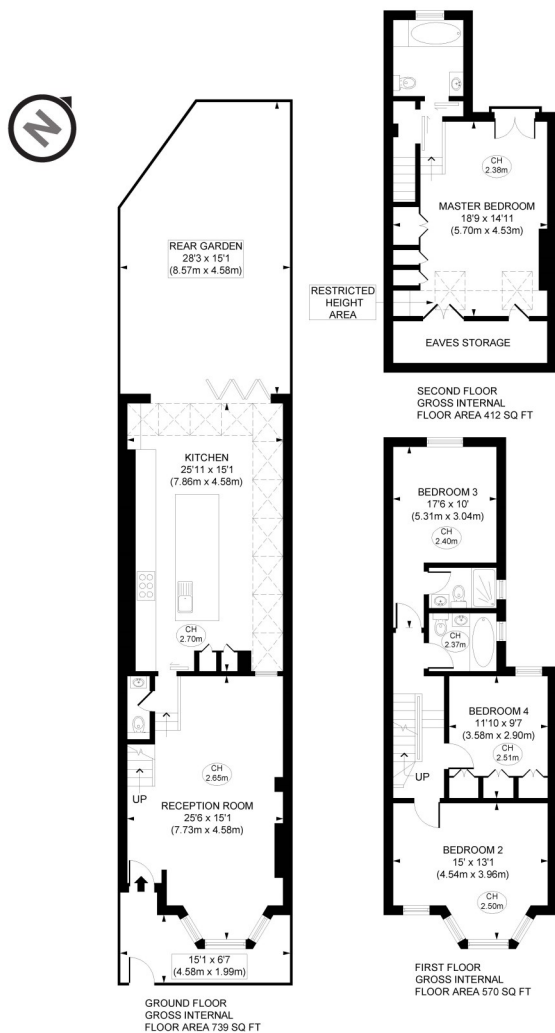
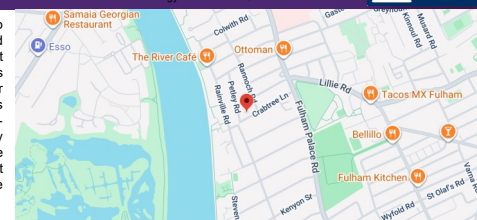
All viewings by appointment
through our **Hammersmith Office:**

T: 020 7385 7000

E: hammersmith@lawsonrutter.com

192 Fulham Palace Road, London
W6 9PA

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 investigations prior to exchange of contracts.



APPROX. GROSS INTERNAL FLOOR AREA 1721 sq. ft / 159.85 sq. m
(Including Restricted Height Area & Eaves Storage)

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

LAWSONRUTTER



BRITISH
PROPERTY
AWARDS
2023

GOLD WINNER

ESTATE AGENT
IN W6



BRITISH
PROPERTY
AWARDS
2023

GOLD WINNER

ESTATE AGENT
IN W14