

# Lysia Street, SW6

Fulham, London

 LAWSONRUTTER

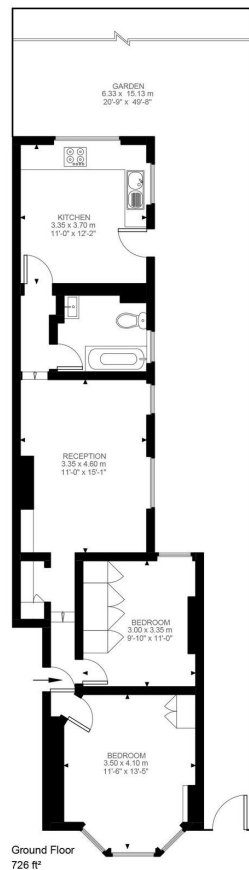




## Lysia Street London SW6

**£795,000**  
**Freehold**

An excellent opportunity to acquire an end of terrace two double bedroom flat, in the Bishops Park conservation area of Fulham, with sole use of the wider than average garden and planning permission and party walls agreements in place to extend to the side and rear of the property 2023/03178/FUL. This well presented flat has two equal size double bedrooms, a modern bathroom, a bright reception room with the original fire place and a generous kitchen dining room with access to the private garden. Moreover, there is side access to the street, no onward chain and the freehold to the building is offered as part of the sale as well. Lysia Street is a stone's throw from the excellent landscaped Bishops Park and Thames Path, the Nuffield fitness centre and pool and the excellent transport links on the Fulham Palace Road to Putney, Hammersmith and the West End. The riverside Crabtree gastropub, the Michelin starred River Café and the excellent bars and restaurants in the new Fulham Reach riverside development, are a stone's throw too.



Lysia Street, SW6  
Approximate Gross Internal Area  
67.43 SQ.M / 726 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

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

**A WELL PRESENTED END OF TERRACE FLAT  
TWO DOUBLE BEDROOMS \* RECEPTION ROOM  
KITCHEN DINING ROOM \* BATHROOM  
WIDER THAN AVERAGE GARDEN WITH SOLE USE & SIDE ACCESS TO THE STREET  
PLANNING PERMISSION TO EXTEND TO THE SIDE AND REAR OF  
THE PROPERTY 2023/03178/FUL  
PARTY WALLS AGREEMENTS IN PLACE  
LOFT SPACE OF THE FIRST FLOOR PROPERTY IS NOT DEMISED**

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

