

# Niton Street, SW6

Fulham, London

 LAWSONRUTTER





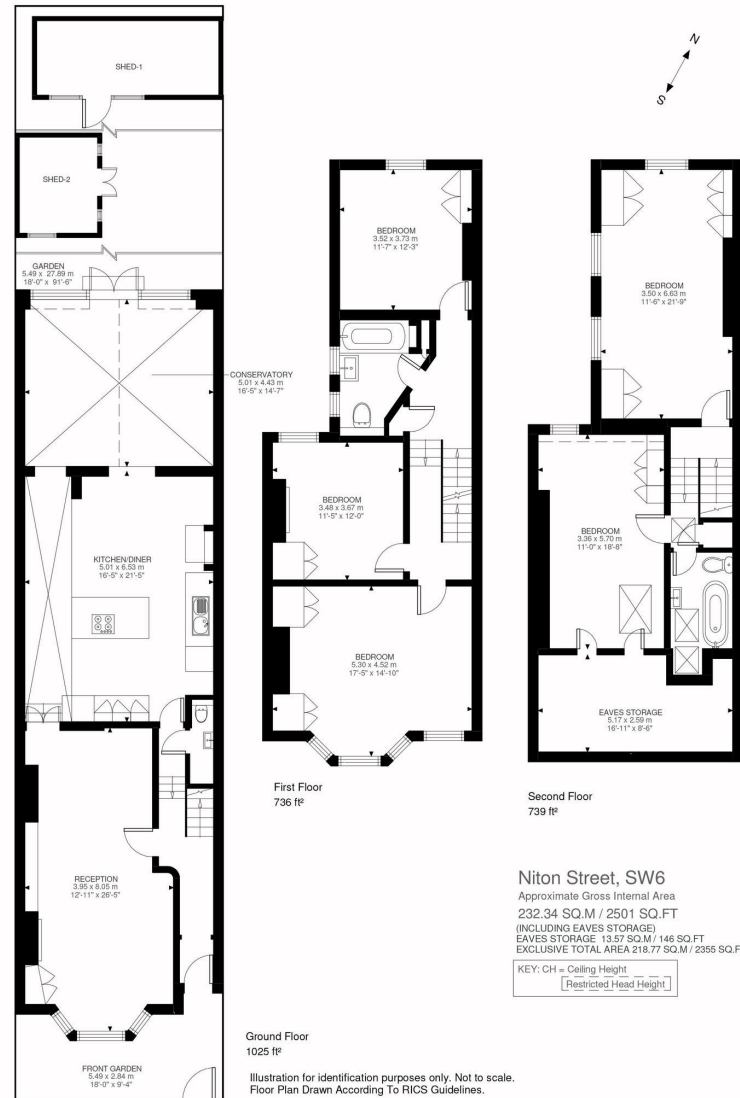
## Niton Street London SW6

**£2,300,000**  
**Freehold**

Lawson Rutter are thrilled to offer this substantial and beautifully presented five double bedroom, two bathroom family residence, with an incredible 91ft garden. Located on one of Bishops Park's premier tree lined roads, this wonderful property retains many original features and has been maintained by our client to a very high standard.

On the ground floor, there is a double reception room with a feature fireplace, a guest WC and a kitchen dining room, which leads into a superb conservatory that opens onto an incredible 91ft mature garden, where there is an office room and a large shed. The first floor comprises three very good size double bedrooms and a family bathroom. On the top floor, there are two generous double bedrooms and a bathroom. All the bedrooms have built in cupboards and there is plenty of eves storage too.

Niton 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 a short walk 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 too.



**\* A SUBSTANTIAL AND BEAUTIFULLY PRESENTED FAMILY HOME\***  
**\* ONE OF BISHOPS PARK'S PREMIER TREE LINED ROADS \***  
**\* FIVE DOUBLE BEDROOMS\***  
**\* DOUBLE RECEPTION ROOM \* EXTENDED KITCHEN DINING ROOM \***  
**\* FABULOUS CONSERVATORY \* GUEST WC \***  
**\* TWO BATHROOMS \* 91FT GARDEN \* GARDEN OFFICE**

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

