

# Queensmill Road, SW6

Fulham, London

 LAWSONRUTTER







## Queensmill Road

London SW6

£700,000

Share of Freehold

A well presented two double bedroom, two bathroom split level apartment on one of the favoured alphabet streets, in the Bishops Park Conservation Area. At just under 1000sqft this very light and airy property comprises on the first floor, a reception room with a feature fire place, a generous kitchen dining room with a vaulted ceiling and sky light, a large double bedroom with built in cupboards and a family bathroom. The principle bedroom, with built in cupboards and an en-suit shower room occupy the top floor. Furthermore, there is scope to add a good size roof terrace, or Pod room subject to the usual consents. Queensmill Road is ideally located for Bishops Park and the tennis courts nearby, The Thames path, the Nuffield health club, the Crabtree riverside pub, the River Café and the bars and restaurants at Fulham Reach. Regular bus services to Putney, the main transport hub at Hammersmith Broadway and the West End operate on the Fulham Palace Road and with no onward chain and a share of freehold, early viewing of this great property is highly recommended.



Queensmill Road, SW6  
Approximate Gross Internal Area  
91.18 SQ.M / 981 SQ.FT  
(INCLUDING EAVES STORAGE)  
EAVES STORAGE 6.30 SQ.M / 68 SQ.FT  
EXCLUSIVE TOTAL AREA 94.98 SQ.M / 914 SQ.FT

KEY: CH = Ceiling Height  
Restricted Head Height

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

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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

