









Crabtree Lane London SW6

£1.095.000 **Share of Freehold**

An outstanding, contemporary split level three double bedroom, three bathroom apartment in this well maintained period building with all the excellent local amenities and transport very close by. No expense has been spared, by our client, on premium fixtures and fittings in the bathrooms and kitchen and there are solid wood, underheated, floors throughout the property including in the bathrooms too. On the ground floor, there is a double bedroom, a guest shower room, a fully fitted kitchen and a fabulous 22' reception dining room, with bifold doors that open on to a lovely south facing garden. The lower ground floor is an incredible full length basement with high ceilings, that give a wonderful feeling of space and allow plenty of light to flood through the whole space. There is a master bedroom with an ensuite shower and dressing rooms, a guest bedroom with an ensuite bathroom, a utility room and a useful study area. Crabtree Lane is a stone's throw from the Thames Path and some excellent amenities too, including the Michelin starred River Café, the Crabtree riverside gastro pub, the Blue Boat, the Brasserie Blanc, as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Bishops Park and the Nuffield health club are easily accessible and Hammersmith underground station is within a 10–12 minute walk and offers easy access to the West End and Heathrow, as do the regular bus services on the Fulham Palace Road.

* OUTSTANDING CONTEMPORARY SPLIT LEVEL APARTMENT * * 22' RECEPTION DINING ROOM * FULLY FITTED KITCHEN * * GUEST SHOWER ROOM * MASTER BEDROOM WITH AN ENSUITE SHOWER AND DRESSING ROOMS * GUEST BEDROOM WITH AN ENSUITE BATHROOM * * A FURTHER DOUBLE BEDROOM * * UTILITY ROOM & STUDY AREA * SOUTH FACING GARDEN * * SHARE OF FREEHOLD *

All viewings by appointment through our Fulham Office

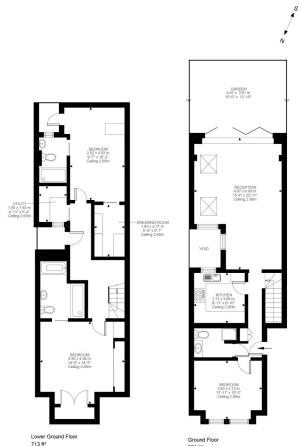
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In accordance with the Property Misdescription Act 1991, we wish to emphasise that the information given in these particulars is intended to help you decide whether you wish to view this property. Whilst every care is taken to ensure the accuracy of 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





Crabtree, SW6 Approximate Gross Internal Area 126.60 SQ M / 1363 SQ FT