

# Niton Street, SW6

Fulham, London

 LAWSONRUTTER





**Niton Street,  
London, SW6**

**975,000  
Leasehold**

An outstanding three bedroom, two bathroom Victorian purpose built first and second floor maisonette, with a private south facing garden and roof terrace, on this premier tree lined road in the Bishops Park conservation area. Lovingly extended and restored by our client, this fabulous property has a wealth of retained original features as well as high end bespoke fixtures and fittings. The first floor comprises a 17' reception with the original fire place, ceiling rose and cornicing and a beautiful part stained glass window, two bedrooms, a bathroom and a stunning, fully fitted kitchen dining room with an internal staircase that leads down to a wonderful private and decked south facing garden. The recently added principle bedroom, shower room and south facing private roof terrace occupy the second floor. 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.



Niton Street, SW6  
 Approximate Gross Internal Area  
 113.56 SQ.M / 1222 SQ.FT  
 (INCLUDING EAVES STORAGE)  
 EAVES STORAGE: 5.40 SQ.M / 58 SQ.FT

KEY: CH = Ceiling Height  
 [Restricted Head Height]

**OUTSTANDING PURPOSE BUILT VICTORIAN MAISONETTE**  
**OVER 1300 SQFT OF LIVING SPACE \* 17' RECEPTION ROOM \* KITCHEN DINING ROOM**  
**THREE BEDROOMS \* SHOWER ROOM \* BATHROOM**  
**PRIVATE SOUTH FACING GARDEN \* PRIVATE SOUTH FACING ROOF TERRACE**  
**LEASE IN EXCESS OF 165 YEARS**

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

