

# Niton Street

Fulham, London, SW6







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**Price Guide: £1,995,000**

A magnificent family residence on one of Fulham's premier tree lined roads in the Bishop's Park Conservation area. Presented in excellent condition throughout, the accommodation comprises, on the ground floor, a double reception with high ceilings and two 'Chesney's' fireplaces, a w.c and built in under stairs cupboards for coats, a washing machine and tumble dryer. There is a fabulous 25' kitchen family room, which has been extended into the side return and is fitted with Roundhouse bespoke kitchen units, granite worktops and German appliances. This bright and airy space opens onto a secluded 54' south-facing garden.

On the first floor there is a sumptuous master bedroom with en-suite bathroom occupying the front, with a further double bedroom and shower room at the rear. The top floor comprises two double bedrooms with air conditioning and a large bathroom in the 'pod room'. Furthermore, the two bathrooms have under floor heating, Duravit furniture and two large 'Megaflo' units ensure hot and pressured water throughout the house.

Niton Street is ideally located for the excellent transport links at Hammersmith Broadway, the newly landscaped Bishops Park, Thames path and Nuffield Health Club. Little Waitrose, The River Café, and the Crabtree pub are within a stone's throw, along with the amenities on the Fulham Palace Road. With some excellent local schools nearby too, this house is a must see property.



Stunning Family Residence \* Four Double Bedrooms \* Double Reception

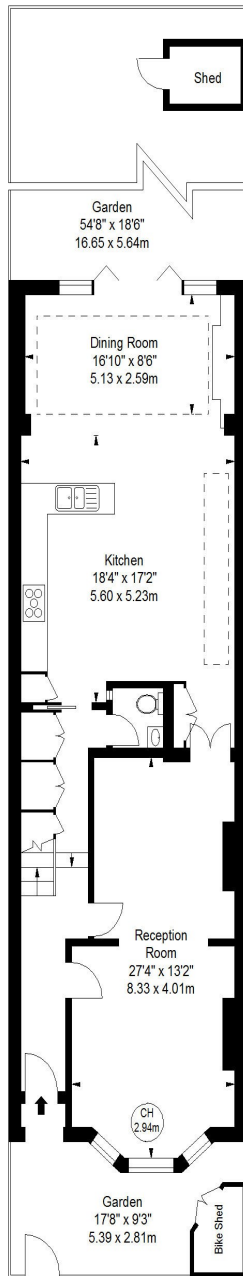
Two Bathrooms with Underfloor Heating \* Shower Room \* W.C

Kitchen Family Room with Roundhouse Bespoke Units

54' Secluded South Facing Garden \* Bishops Park Conservation Area

Freehold \* 2,315 sq ft | 215.06 sq m



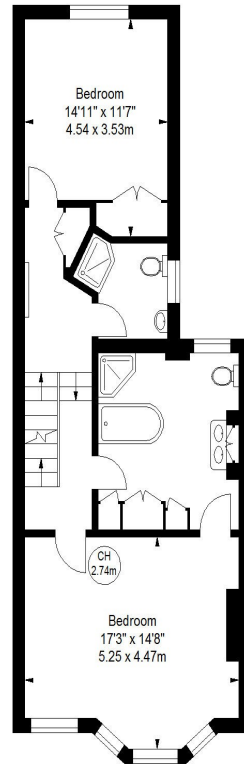


Ground Floor  
987 sq ft

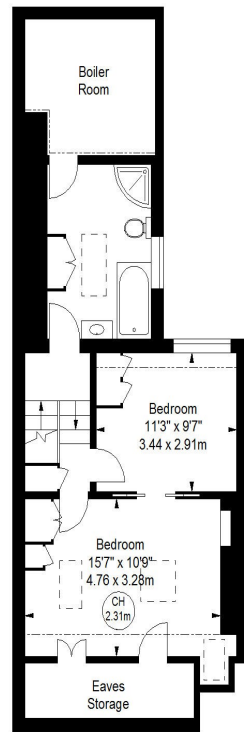
**Niton Street, SW6**  
Approximate gross internal area  
2,315 sq ft / 215.06 sq m  
(Including Eaves Storage & Boiler Room)  
Eaves Storage  
51 sq ft / 4.74 sq m  
Boiler Room  
93 sq ft / 8.62 sq m



Key:  
CH - Ceiling Height



First Floor  
711 sq ft



Second Floor  
566 sq ft

Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines



## Niton Street Fulham, London, SW6

Local Authority: **The Borough of Hammersmith & Fulham** \* Tenure: **Freehold** \* Price Guide: **£1,995,000**

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 appliances within it and the buyer must rely on their own investigations prior to exchange of contracts.

