

# Crabtree Lane

Fulham, London, SW6





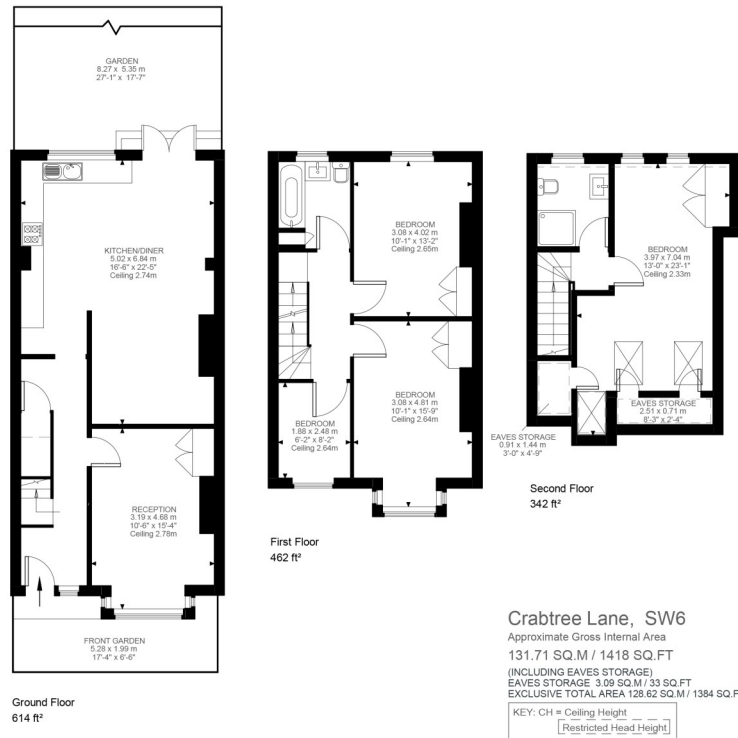
# Crabtree Lane

Fulham, London, SW6

Price Guide: £1,150,000



A fully extended four bedroom, two bathroom period house with larger than average garden located in the much sought after Crabtree Conservation Area. The house which requires some cosmetic updating is an ideal purchase for a young family or investment purchase. The accommodation comprises on the ground floor of the original tiled hallway, front reception room and an extremely spacious kitchen breakfast room / family room to the rear which opens onto the rear 25' garden. The first floor benefits from three bedrooms and a family bathroom, whilst the top floor comprises the main bedroom with en-suite shower room. Crabtree Lane is located approximately 10 – 12 minutes from Hammersmith underground and a stones' throw from the delights of the River Thames towpath boasting the River Café, Sam's Brasserie and The Crabtree pub. There are a variety of shops, restaurants, bars and pubs nearby as well as the recently renovated Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Freehold. Chain free.



Fully extended four bedroom period house in much sought after Crabtree Conservation Area  
 Requiring cosmetic updating | Reception room | Kitchen/breakfast/family room | Two bathrooms  
 Private rear garden | Stones throw to River Thames | No onward chain  
 Close to transport & numerous amenities | 1418 Sq. Ft. (131.71 Sq. M.) Freehold

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

T: 020 7385 7000  
 E: [hammersmith@lawsonrutter.com](mailto:hammersmith@lawsonrutter.com)

192 Fulham Palace Road, London W6 9PA

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.



Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.

