



Crabtree Lane Fulham SW6

Tucked along a quiet stretch of the Thames Path, this superb mid-century townhouse is defined by its unrivalled position and sweeping 180-degree views across the River Thames towards the London Wetland Centre arguably one of the finest outlooks on the river. Arranged over three floors, the house is bathed in natural light. The ground floor features a contemporary eat-in kitchen, flowing directly onto a private waterfront terrace, perfect for al fresco dining. A first floor reception room has a sense of openness, with floor to ceiling windows framing the panoramic views.

Three double bedrooms occupy the upper levels, including a serene principal suite with its own en suite bathroom and uninterrupted river aspect. The Thames Path leads directly to leafy Bishops Park, while Riverside Studios provides cinema, theatre, and art on the water's edge. The celebrated River Café is also a short stroll along the path, and Fulham Palace Road offers a range of local amenities alongside excellent transport connections including bus links to Hammersmith and Putney, and underground services from Barons Court.

KEY FEATURES

3 bedrooms

2 bathrooms

3 floors

Generous eat-in kitchen

Private terrace

Panoramic River Thames views

Walking distance to Hammersmiths riverside, including pubs, cafés and restaurants

Excellent transport links from Hammersmith and Barons Court and nearby bus routes to Hammersmith and Putney





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Hammersmith and Fulham
Internal area:	1,132 sq. ft. / 105.27 sq. m.
Council tax band:	E
Lease length:	189 years approx. remaining
Ground rent:	£10 approx. per annum
Service charges:	£2,321.04 approx. per annum

