

# Kenyon Street, SW6

Fulham, London

 LAWSONRUTTER





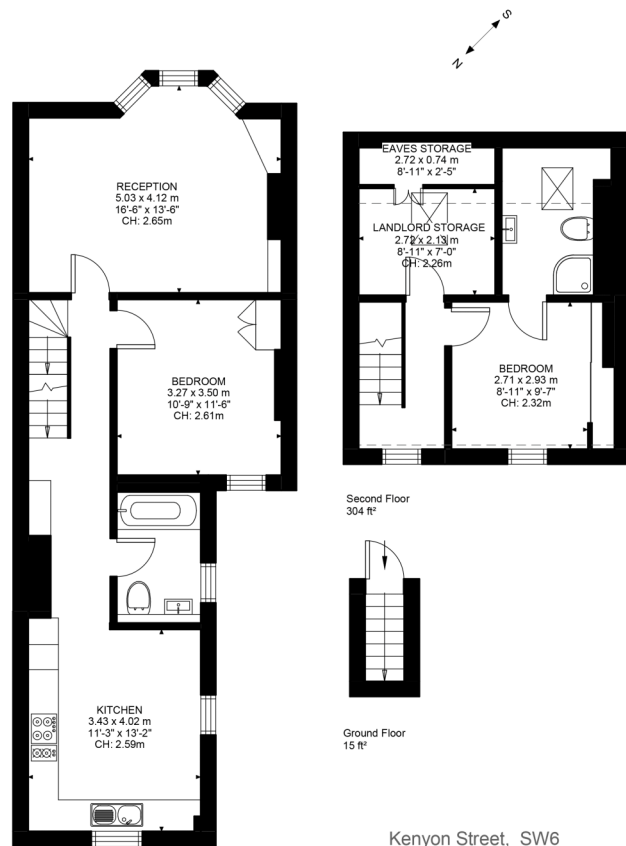
## Kenyon Street

£735,000

London SW6

Leasehold

A stunning three bedroom, two bathroom split level apartment on this favoured road in the Bishops Park conservation area. Our client has spared no expense on high quality fixtures and fittings, including sound proofed flooring, double glazed hardwood sash windows, hardwood plantation shutters, a Nest learning thermostat system, slim line high efficiency radiators, AAA rated appliances and combination boiler and BOSE speakers throughout the first floor. The first floor comprises a light and airy reception with the original fire place and corncing, a good size double bedroom with a solid wood floor and built in storage, a bathroom and a spacious fully fitted kitchen dining room, with a new stone work top, an integrated washing machine and a combination induction and gas hob. On the top floor, there is a master bedroom, with a large built in cupboard and an en-suite shower room and a further study bedroom. Kenyon Street is a stone's throw from Bishops Park, the Thames Path and the Nuffield health club, as well as the popular Crabtree gastro pub, the Michelin starred River Café and the excellent bars, restaurants and entertainment in the Fulham Reach and Riverside Studios developments. Regular bus services on the Fulham Palace Road connect to Putney Bridge, Hammersmith and the West End.



Kenyon Street, SW6  
Approximate Gross Internal Area  
93.73 SQ.M / 1009 SQ.FT  
(EXCLUDING EAVES STORAGE)  
EAVES STORAGE 2.00 SQ.M / 22 SQ.FT  
INCLUSIVE TOTAL AREA 91.73 SQ.M / 987 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

First Floor  
669 ft<sup>2</sup>

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

- \* AN OUTSTANDING FIRST & SECOND FLOOR APARTMENT \*
- \* LIGHT & AIRY RECEPTION ROOM \* FULLY FITTED KITCHEN DINING ROOM \*
- \* MASTER BEDROOM & ENSUITE SHOWER ROOM \*
- \* TWO FURTHER BEDROOMS \* BATHROOM \* BACK ADDITION LOFT STORAGE \*
- \* RECENTLY FITTED HARDWOOD SASH DOUBLE GLAZED WINDOWS \*
- \* NO ONWARD CHAIN \* LONG LEASE IN EXCESS OF 150 YEARS \*
- \* LONG LEASE IN EXCESS OF 150 YEARS \*

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

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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

