

# Lysia Street, SW6

Fulham, London

 LAWSONRUTTER







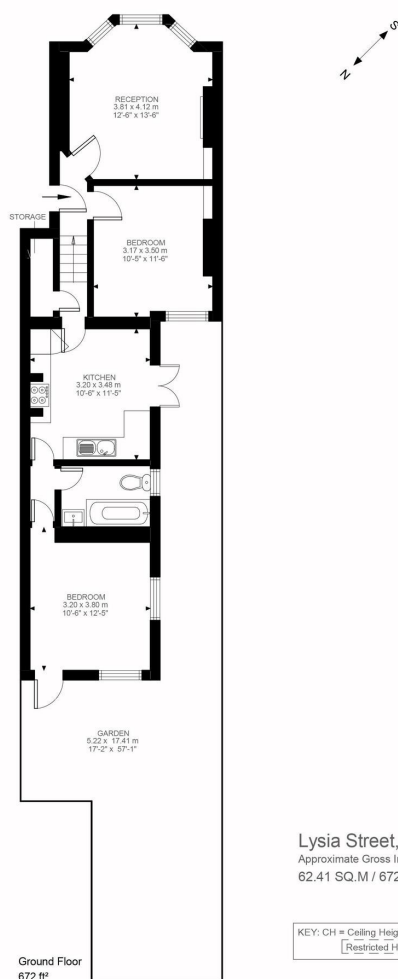
## Lysia Street

London SW6

£700,000 Offers in Excess

**Share of Freehold**

A very well presented two double bedroom apartment, in the Bishops Park conservation area of Fulham, with a generous private garden and with the potential to extend to the side of the property STPP. This superb property has wood floors throughout and was fully refurbished in the last few years. The accommodation comprises two equal size double bedrooms, a modern bathroom, a bright reception room with the original fire place, cornicing and ceiling rose and a spacious kitchen breakfast room with access to the private garden. Moreover, there is no onward chain and the property is offered with a share of freehold. Lysia Street is a stone's throw from the excellent landscaped Bishops Park and Thames Path, the Nuffield fitness centre and pool and the excellent transport links on the Fulham Palace Road to Putney, Hammersmith and the West End. The riverside Crabtree gastropub, the Michelin starred River Café and the excellent bars and restaurants in the new Fulham Reach riverside development, are a stone's throw too.



Lysia Street, SW6  
Approximate Gross Internal Area  
62.41 SQ.M / 672 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

- \* A WELL PRESENTED GROUND FLOOR APARTMENT \*
- \* TWO DOUBLE BEDROOMS \* RECEPTION ROOM \*
- \* KITCHEN BREAKFAST ROOM \* BATHROOM \* PRIVATE GARDEN \*
- \* POTENTIAL TO EXTEND TO THE SIDE OF THE PROPERTY STPP \*
- \* NO ONWARD CHAIN \* SHARE OF FREEHOLD \*

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

