

# Crabtree Lane, SW6

Fulham, London

 LAWSONRUTTER





# Crabtree Lane

London SW6

£1,850,000  
Freehold

An outstanding four/five bedroom, three bathroom family residence on this popular tree lined road in the Bishops Park conservation area. Refurbished by our client, this fabulous property offers 2217sqft of living space and includes under floor heating on the ground floor, a Sonos sound system in the house and garden, Neff appliances in the kitchen including a five ring induction hob, two full size ovens and a Quooker cold and boiling water tap. There is also a good size garden shed with solar lighting and there is external power to the front and back gardens. The well balanced accommodation has been carefully planned, to offer the modern family the perfect and practical living environment and will more than satisfy their exacting standards. The ground floor comprises a double reception room, a guest WC and a 29ft kitchen family room with bifold doors that open onto a larger than average 53ft south facing garden. There is also a basement with a utility room and good storage and all four double bedrooms have built in storage as well. On the first floor, there is a principle bedroom with an ensuite bathroom, a double bedroom, a study bedroom and a shower room. Two further double bedrooms and a bathroom room occupies the top floor. Crabtree Lane is ideally located for the excellent bus links, on the Fulham Palace Road, to Hammersmith, Putney and the West End as well as being a short walk to Hammersmith underground station (Piccadilly, District, Circle and Hammersmith & City Lines). There are also, a good selection of amenities within a stone's throw, including the Michelin starred River Café, the Crabtree gastro pub, Little Waitrose and the bars and restaurants at the new Fulham Reach riverside development. Bishops Park, the Thames Path and the Nuffield health club are within easy reach too.

**AN OUTSTANDING FAMILY HOME \* FOUR DOUBLE BEDROOMS  
SINGLE/STUDY BEDROOM \* DOUBLE RECEPTION ROOM  
EXTENDED KITCHEN FAMILY ROOM \* UTILITY ROOM WITH EXCELLENT STORAGE  
GROUND FLOOR GUEST WC \* THREE BATHROOMS (ONE ENSUITE)  
53' SOUTH FACING GARDEN \* 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



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