

Kenyon Street, SW6

Fulham, London

 LAWSONRUTTER





Kenyon Street London SW6

£1,150,000
Leasehold

An outstanding four bedroom, two bathroom split level garden flat on this favoured alphabet street, in the Bishops Park conservation area. This substantial and light property offers 1248 SQ.FT/115.90 SQ.M of living space and has plenty of built in storage too. On the first floor, there is a reception room with a gas effect feature fire place, a good sized double bedroom, a bathroom, a further bedroom and a generous fully fitted kitchen dining room with stairs that lead down to a fabulous, south facing landscaped private garden, which also has a power and water supply. The top floor comprises a principle bedroom and en-suite shower room and a further double bedroom. Kenyon Street is a stone's throw from Bishops Park, the Thames Path and the Nuffield Health Club, as well as the Michelin starred River Café, the Crabtree riverside Gastropub and the excellent bars and restaurants at Fulham Reach. There are also good transport links close by, on the Fulham Palace Road, to Hammersmith, Putney and the West End.

*** AN OUTSTANDING SPLIT LEVEL APARTMENT NEAR BISHOPS PARK ***

*** FOUR BEDROOMS * RECEPTION ROOM ***

*** FULLY FITTED KITCHEN DINING ROOM * TWO BATHROOMS (ONE EN-SUITE) ***

*** SOUTH FACING LANDSCAPED GARDEN WITH POWER & WATER SUPPLY ***

*** PLENTY OF BUILT IN STORAGE * BISHOPS PARK, THE THAMES PATH & THE NUFFIELD HEALTH CLUB CLOSE BY THE CRABTREE RIVERSIDE GASTRO PUB, THE RIVER CAFE & THE EXCELLENT BARS & RESTAURANTS AT FULHAM REACH WITHIN A SHORT WALK ***

*** LEASEHOLD 165 YEARS REMAINING ***

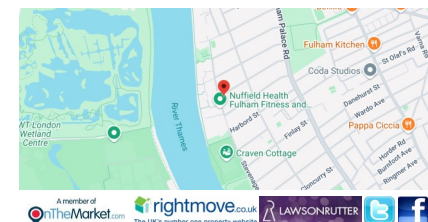
All viewings by appointment through our
Fulham Office:

T: 020 7731 3636

E: fulham@lawsonrutter.com

347 Fulham Palace Road, London
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



Kenyon Street, SW6
Approximate Gross Internal Area
115.90 SQ.M / 1248 SQ.FT
(EXCLUDING EAVES STORAGE)
EAVES STORAGE 7.28 SQ.M / 78 SQ.FT
INCLUSIVE TOTAL AREA 123.18 SQ.M / 1326 SQ.FT
KEY: CH = Ceiling Height
Restricted Head Height