

# Niton Street, SW6

Fulham, London

 LAWSONRUTTER





# Niton Street

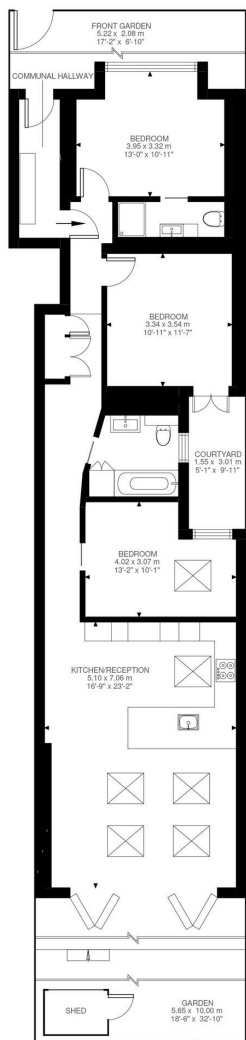
London SW6

# £1,100,000

**Long Leasehold**

An outstanding three double bedroom, two bathroom ground floor garden flat on this premier tree lined road in the Bishops Park conservation area. Refurbished and extended by our clients, this substantial property offers 1140 SQ.FT/105.88 SQ.M

of living space and has had no expense spared on state of the art fixtures and fittings throughout. The well balanced accommodation has been carefully planned, to offer a buyer the perfect and practical living environment and will more than satisfy their exacting standards. There is a principle bedroom and en-suite shower room, two further double bedrooms, a bathroom and a fabulous 23.2 FT/7.06 M kitchen reception room with sliding doors that open onto a generous south facing garden. Niton Street 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. With no onward chain and a long lease, this amazing property must be seen.



Niton Street, SW6  
Approximate Gross Internal Area  
105.88 SQ.M / 1140 SQ.FT

Ground Floor  
1140 sq ft  
Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

AN OUTSTANDING PURPOSE BUILT VICTORIAN MAISONETTE  
FAVOURER PREMIER THREE LINED ROAD IN THE BISHOPS PARK CONSERVATION AREA  
1140 SQ.FT/105.88 SQ.M \* THREE DOUBLE BEDROOMS  
TWO BATHROOMS (ONE ENSUITE) \* 23.2 FT/7.06 M OPEN PLAN KITCHEN RECEPTION ROOM  
EXCLUSIVE USE OF THE FABULOUS SOUTH FACING GARDEN \* NO ONWARD CHAIN  
WALKING DISTANCE TO HAMMERSMITH UNDERGROUND STATION (PICCADILLY, DISTRICT, CIRCLE, HAMMERSMITH & CITY LINES) \* LONG LEASEHOLD

All viewings by appointment through our  
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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

