

# Lysia Street, SW6

London

 LAWSONRUTTER





## Lysia Street London SW6

**£900,000**  
**Share of Freehold**

A well presented three/four bedroom, two bathroom split level maisonette, which includes the freehold of the building as part of the sale, on this popular road in the Bishops Park conservation area. This light and airy property has been well maintained by the current owners and offers superb, well balanced accommodation throughout. On the first floor, there is a reception room with a feature fire place, a double bedroom with built in storage, a Shaker style kitchen with an integrated dishwasher and washing machine, a family bathroom, an office/single bedroom and a further double bedroom. A principle bedroom with built in storage and en-suite shower room occupies the top floor. Furthermore, there is substantial boarded eaves storage (273 sq.ft / 25.37 sq.m) and the potential to add a roof terrace on to the back addition at second floor level, subject to the usual consents. Lysia 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 within walking distance 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, the Nuffield Health Club and the new Fulham Pier with its bars, restaurants and private members club are within easy reach as well. With no onward chain, early viewing of this superb property is recommended.

**A WELL PRESENTED SPLIT LEVEL APARTMENT ON THIS POPULAR ROAD IN THE BISHOPS PARK CONSERVATION AREA \* THREE DOUBLE BEDROOMS  
FOURTH SINGLE BEDROOM/OFFICE \* RECEPTION ROOM  
KITCHEN \* TWO BATHROOMS (ONE-ENSUITE)  
SUBSTANTIAL BOARDED EAVES STORAGE (273 SQ.FT / 25.37 SQ.M)  
POTENTIAL TO ADD A ROOF TERRACE (STPP)  
NO ONWARD CHAIN  
LEASEHOLD + FREEHOLD OF THE BUILDING**

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



Lysia Street, SW6  
Approximate Gross Internal Area  
117.42 SQ.M / 1264 SQ.FT  
(INCLUDING EAVES STORAGE)  
EAVES STORAGE 25.37 SQ.M / 273 SQ.FT  
EXCLUSIVE TOTAL AREA 90.90 SQ.M / 978 SQ.FT

KEY: CH = Ceiling Height  
Restricted Head Height

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