

# Crabtree Lane, SW6

Fulham, London

 LAWSONRUTTER



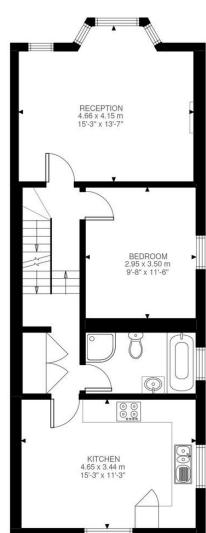




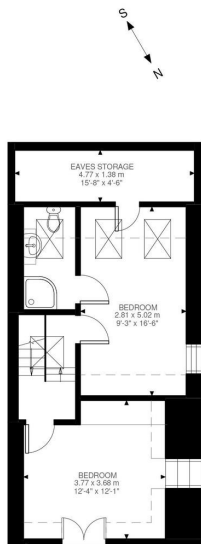
## Crabtree Lane £900,000 Offers In Excess

### London SW6 Leasehold

A generous and well-presented three double bedroom, two bathroom split-level maisonette with its own private entrance and private garden, set on this favoured road on the border of the Bishops Park and Crabtree Conservation Areas. Light and airy throughout, the property has just been redecorated and benefits from new flooring laid throughout. The accommodation is arranged over two floors: on the first floor there is a reception room, a dual-aspect kitchen/breakfast room, a double bedroom, and a bathroom with separate shower. The top floor provides the principal bedroom with en-suite shower room and a further dual-aspect double bedroom. Crabtree Lane lies only a short walk from the River Thames towpath and is within approximately an 8–10 minute walk of Hammersmith Underground station (Piccadilly, District, Circle, and Hammersmith & City Lines). Nearby amenities include a wide variety of shops, restaurants, bars, and pubs such as The River Café, Sam's Brasserie, Brasserie Blanc, and The Crabtree gastro pub, as well as the recently renovated Riverside Studios with its cinema, two theatres, art gallery, restaurant, and bar.



First Floor  
656 ft²



Second Floor  
475 ft²

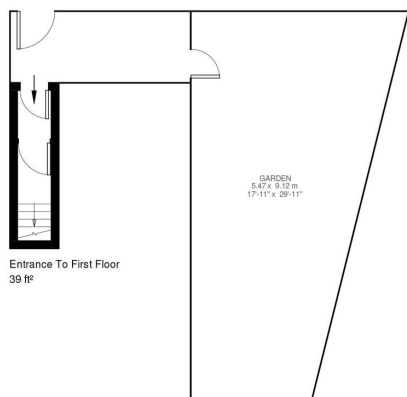


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

Crabtree Lane, SW6  
Approximate Gross Internal Area  
108.65 SQ.M / 1170 SQ.FT  
(INCLUDING EAVES STORAGE)  
EAVES STORAGE 7.12 SQ.M / 77 SQ.FT  
EXCLUSIVE TOTAL AREA 101.53 SQ.M / 1093 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

**A GENEROUS & WELL PRESENTED SPLIT LEVEL MAISONETTE**  
(1170 SQ.FT/108.65 SQ.M)  
**THREE DOUBLE BEDROOMS \* RECEPTION ROOM**  
**KITCHEN BREAKFAST ROOM \* TWO BATHROOMS (ONE EN-SUITE)**  
**PRIVATE ENTRANCE \* PRIVATE GARDEN**  
**NO ONWARD CHAIN \* WALKING DISTANCE TO THE EXCELLENT LOCAL**  
**AMENITIES & HAMMERSMITH UNDERGROUND STATION (PICCADILLY, DISTRICT,**  
**CIRCLE & HAMMERSMITH AND CITY LINES) \* LEASEHOLD**

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

