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Lysia Street, Fulham, SW6 6NE

Guide Price £1,500,000 Freehold



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Fuller Gilbert & Company Est. 2001

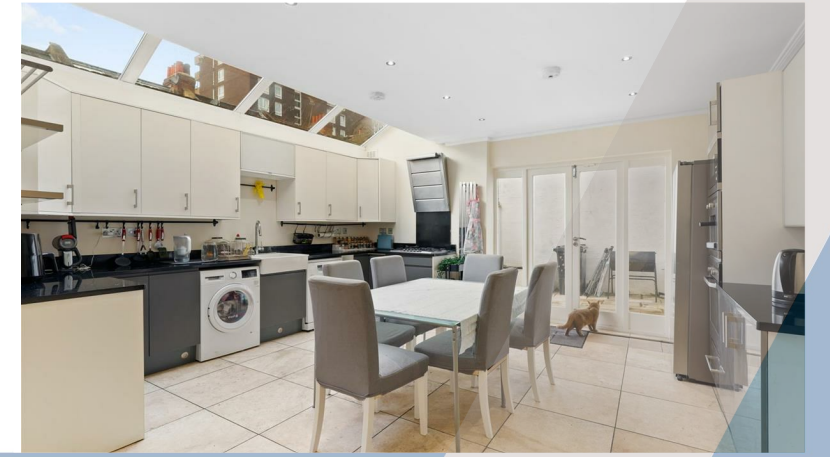
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for Sale

Fuller Gilbert & Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Lysia Street is a quiet and popular residential street running west off the Fulham Palace Road towards the river and the popular Thames Path. The open spaces of Bishops Park are a short walk away, and Putney Bridge (District line) and Hammersmith (Piccadilly line) are conveniently located for transport, as are the many bus routes that serve the area.



THE PROPERTY

A stunning family house beautifully presented with contemporary living off the Fulham Palace Road and near the River Thames. This property boasts the perfect balance of traditional features and contemporary fittings. The impressive reception room is wonderfully bright and benefits from superb wood floor and outdoor space on both sides. 4 bedrooms with 2 bathrooms and a guest WC presented in great condition with the added bonus of built in storage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	64	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.