



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Lysia Street, Fulham, SW6 6NE

Guide Price £1,500,000 Freehold



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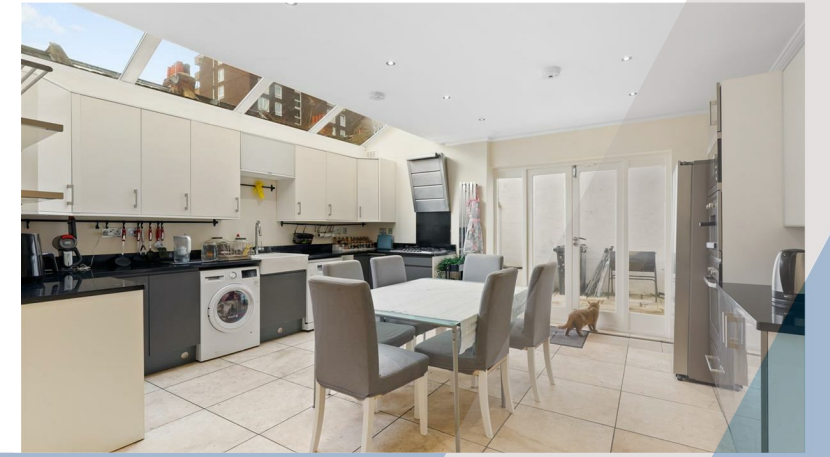
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for Sale

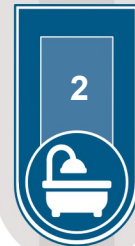
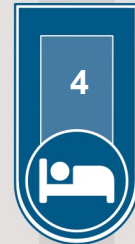
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THE LOCATION

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.