

Lysia Street,
Fulham
SW6

 Knight
Frank





The guide price is available upon request

Freehold

London Borough of Hammersmith & Fulham



A superb semi-detached family house located in the popular Alphabet Streets, close to Bishops Park.



The well-planned ground floor comprises of a spacious reception room leading onto a bright fully-fitted kitchen/breakfast room with great space for entertaining, a separate laundry room and there is a Sonos audio system throughout. Off of the kitchen, the bifold doors lead out onto a spacious garden with a summer house at the end. The summer house includes electricity and internet, making for a fantastic study/office.

On the first floor there are two double bedrooms sharing a family bathroom, and a spacious front bedroom with an en suite bathroom. The principal bedroom occupies the top floor with built-in storage and ensuite bathroom. All the bedrooms have excellent built-in storage and Sonos speakers. There is under heating downstairs and in the bathrooms.



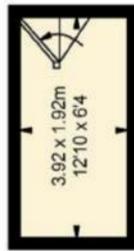


Lysia Street is located West of Fulham Palace Road and is moments from the river. Fulham Palace Road has many restaurants, bars, and shops whilst Hammersmith and Parsons Green are within walking distance or a short bus ride away.

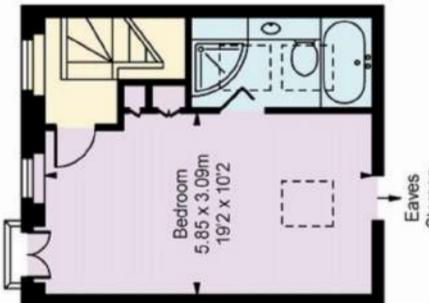
The closest station is Hammersmith Underground station (Circle, District, Hammersmith & City and Piccadilly line) which services into Central London. Putney Bridge (District Line) is also within walking distance.

Approximate Gross Internal Floor Area
192.02 sq m / 2,067 sq ft

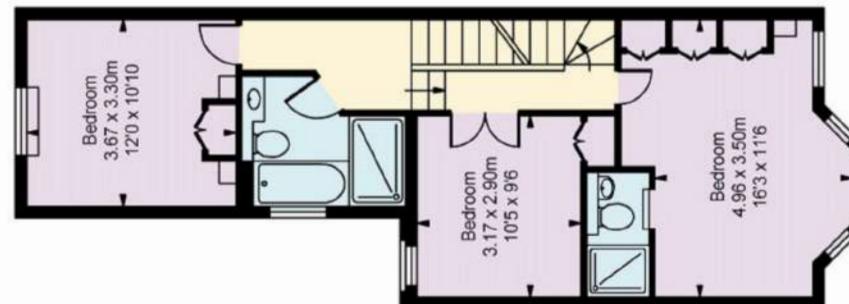
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



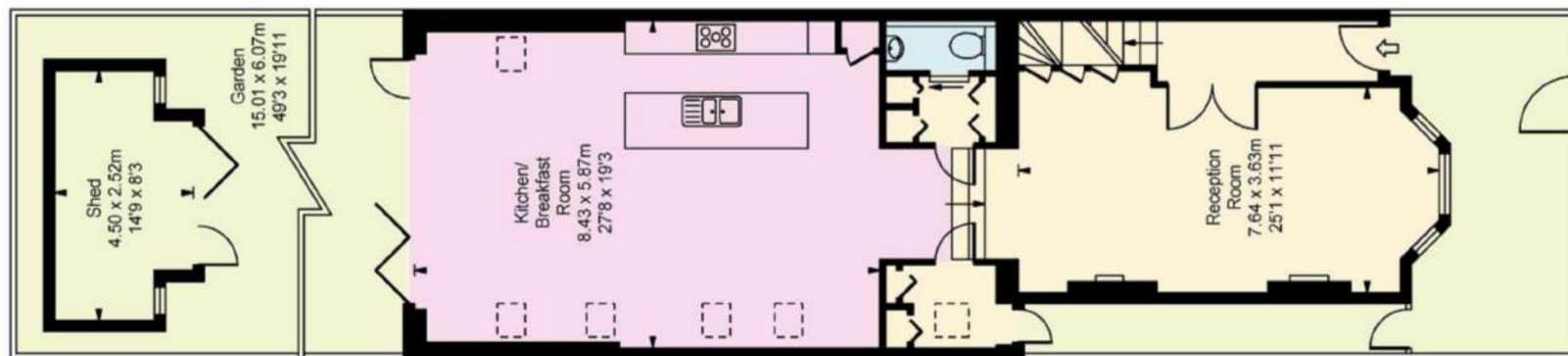
Basement
Approximate Gross Internal Area
80 sq ft / 7.43 sq m



Second Floor



First Floor



Ground Floor

Knight Frank
Fulham office
203 New Kings Road
Fulham
SW6 4SR

knightfrank.co.uk

We would be delighted to tell you more.

The Fulham sales team
 020 7751 2400
fulham@knightfrank.com



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated [July 2021]. Photographs and videos dated [April 2014].

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.