



GRESWELL STREET, LONDON, SW6  
£1,350,000

Carter Jonas

# GRESWELL STREET, LONDON, SW6

A stand out three-bedroom garden flat located on the sought-after Greswell Street in Fulham.

The property offers two well-proportioned double bedrooms with built-in wardrobes, including a principal bedroom with en suite bathroom, in addition to a separate family bathroom. A third bedroom is situated just off the reception room, providing flexibility for use as a study, guest room or nursery.

The heart of the property has a generous open-plan kitchen and reception room, creating a practical and sociable living space.

A bespoke, fully fitted kitchen is complemented by exposed brickwork and built-in shelving, with bi-fold doors opening directly onto the private south-facing garden which extends to approximately 44ft.

The flat is accessed via its own front door and also benefits from underfloor heating that runs throughout the main living space, bathrooms and third bedroom.

Greswell Street is a quiet residential road, positioned approximately 0.1 miles from Bishops Park and the River Thames. Fulham Palace Road is close by, offering a range of shops, bars and restaurants, while Putney Bridge Underground station (District Line) is 1.0 mile providing convenient transport links.

## AMENITIES

- 3 Bedrooms
- 2 Bathrooms (one en-suite)
- Open Plan Kitchen/Dining Room
- South Facing Garden
- Underfloor Heating
- Own Front Door

**TENURE** Share of Freehold

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** C

## AN EXCEPTIONAL GROUND FLOOR FLAT WITH LARGE SOUTH FACING GARDEN.





# Greswell Street, SW6

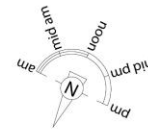
Approximate Floor Area = 102.87 sq m / 1107 sq ft

 = Reduced head height below 1.5m



Ground Floor

This floor plan has been prepared in accordance with the RICS Property Measurement Standards. All measurements are approximate and for illustrative purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Fulham 020 7731 3333

bishopspark@carterjonas.co.uk  
361 Fulham Palace Road, London, SW6 6TA

**carterjonas.co.uk**  
Offices throughout the UK

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