



**LYSIA STREET, LONDON, SW6**  
OIEO £1,100,000

**Carter Jonas**

# LYSIA STREET, LONDON, SW6

## A SUPERB 3 BEDROOM FREEHOLD HOUSE, BEAUTIFULLY PRESENTED AND IDEALLY LOCATED NEAR TO THE THAMES AND BISHOPS PARK. EPC C

A wonderful opportunity to purchase a conveniently located 3 bedroom, 2 bathroom house in close proximity to the River Thames and presented in excellent condition.

The ground floor benefits from a bright double reception room, a modernised kitchen dining room leading out to a pretty garden, a guest WC and plenty of understairs storage.

Upstairs are 3 double bedrooms, 2 bathrooms and access to ample loft storage space which could be converted into an additional bedroom & bathroom (subject to planning permission and building control).

Lysia Street runs from Fulham Palace Road to Stevenage Road and is well located for the Thames River path, and its numerous riverside restaurants, the open spaces of Bishops Park and Fulham Palace. Hammersmith Underground Station (Piccadilly/District Line, 1.0mile) is the nearest tube, and Putney Bridge (District Line, 1.1 mile) is within easy reach. There are also further restaurants and shops nearby on Fulham Palace Road and Munster Road.

### AMENITIES

- 3 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Kitchen/Dining room
- Pretty garden
- 1,200 sq ft +

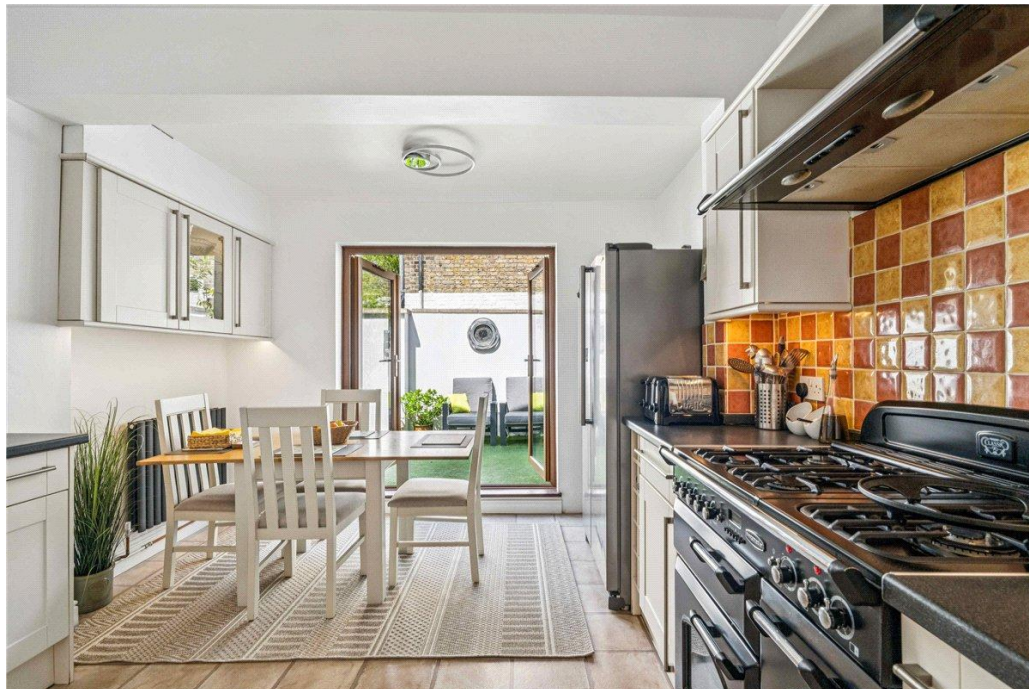
**TENURE** Freehold

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** C



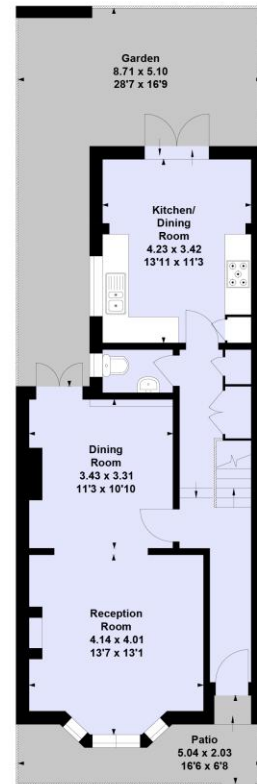
Classification L2 - Business Data



## Lysia Street, SW6

Approximate Floor Area = 112.01 sq m / 1206 sq ft

 = Reduced head height below 1.5m

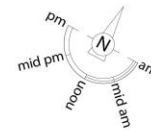


Ground Floor

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



First Floor



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

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### IMPORTANT INFORMATION

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