



**LANGTHORNE STREET, LONDON, SW6**

£6,000 per month\*

**Carter Jonas**

# LANGTHORNE STREET, LONDON, SW6 6JT

A fantastic opportunity to rent this five bedroom end of terrace family house moments from Bishops Park. EPC rating D.

- Four Double Bedrooms
- One Single Bedroom
- Beautiful South Facing Garden
- New Kitchen
- Balcony
- EPC rating D

## LOCATION

Langthorne Street is situated in the sought after Alphabet streets of the Bishops Park Estate. Running towards the river off Fulham Palace Road, it is conveniently located to take advantage of Fulham's recently refurbished, tranquil Bishops Park and the local area's shops, restaurants and sports facilities (tennis courts and gym). The Thames path, Nuffield Health Club, Little Waitrose, The River Café and the Crabtree pub are within close proximity, along with the amenities on the Fulham Palace Road. Transport links of Hammersmith Broadway (Circle, Hammersmith & City, Piccadilly and District lines) and Putney Bridge (District line) in close proximity.

## THE PROPERTY

This stunning property benefits from being wider than average for the area and offers superb living space finished to a high specification throughout.

On the ground floor is a spacious reception room leading onto a large well equipped open plan modern kitchen/dining area. Doors open onto a south facing garden with plenty of space for alfresco dining.

The first floor comprises of master bedroom with spacious en suite bathroom, two further bedrooms with one benefitting from shower room.

The loft conversion houses a further two bedrooms, family bathroom and storage area.



## OUTSIDE

Garden

## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority Hammersmith and Fulham - Council Tax Band G



# Langthorne Street, SW6

Approximate Gross Internal Area = 199.9 sq m / 2150 sq ft

Store = 6.6 sq m / 71 sq ft

Total = 206.5 sq m / 2221 sq ft  
(Including Reduced Headroom)



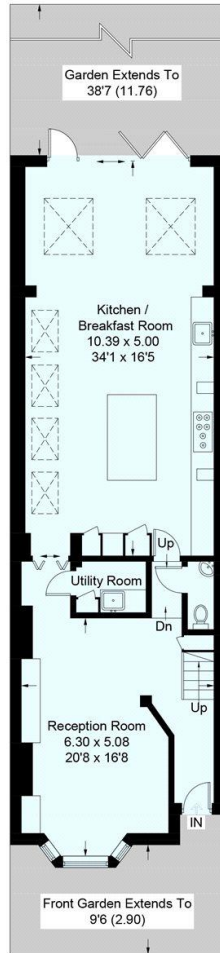
Approximate Gross Internal Area

193.1 sq m / 2078 sq ft

(Excluding Reduced Headroom)

Store = 6.6 sq m / 71 sq ft

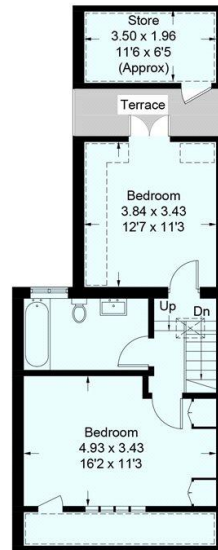
(Including Reduced Headroom)  
Total = 199.7 sq m / 2149 sq ft



**Ground Floor**  
89.7 sq m / 965 sq ft



**First Floor**  
62.3 sq m / 670 sq ft



**Second Floor**  
47.9 sq m / 515 sq ft  
(Including Reduced Headroom)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID350540)



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

**T: 020 7751 8898**

361 Fulham Palace Road, London, SW6 6TA

E: [parsonsgreen.residential.lettings@carterjonas.co.uk](mailto:parsonsgreen.residential.lettings@carterjonas.co.uk)

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



Classification L2 - Business Data

## IMPORTANT INFORMATION

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