



CRABTREE LANE, LONDON, SW6
£1,400,000

Carter Jonas

CRABTREE LANE, LONDON, SW6

A beautifully presented and extended period terraced house featuring on its ground floor a bay fronted reception room with wood floors, w/c, cellar, and stunning kitchen breakfast room with doors leading to the AstroTurf garden. On the first floor are three bedrooms (two with fitted wardrobes) and a shower room. On the top floor is the principal bedroom with fitted wardrobe, Juliette balcony and immaculate shower room.

Crabtree Lane runs perpendicular to the river and Fulham Palace Road. The Thames Path, River Café, and Crabtree Pub are nearby. Hammersmith's three tube lines and bus station are less than a mile away, and buses to Putney Bridge and Barons Court run regularly from Fulham Palace Road close by.

AMENITIES

- 4 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Guest W/C
- Mature garden
- Close to River Thames

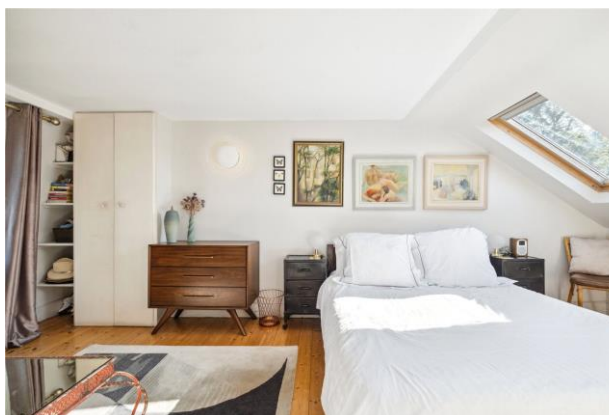
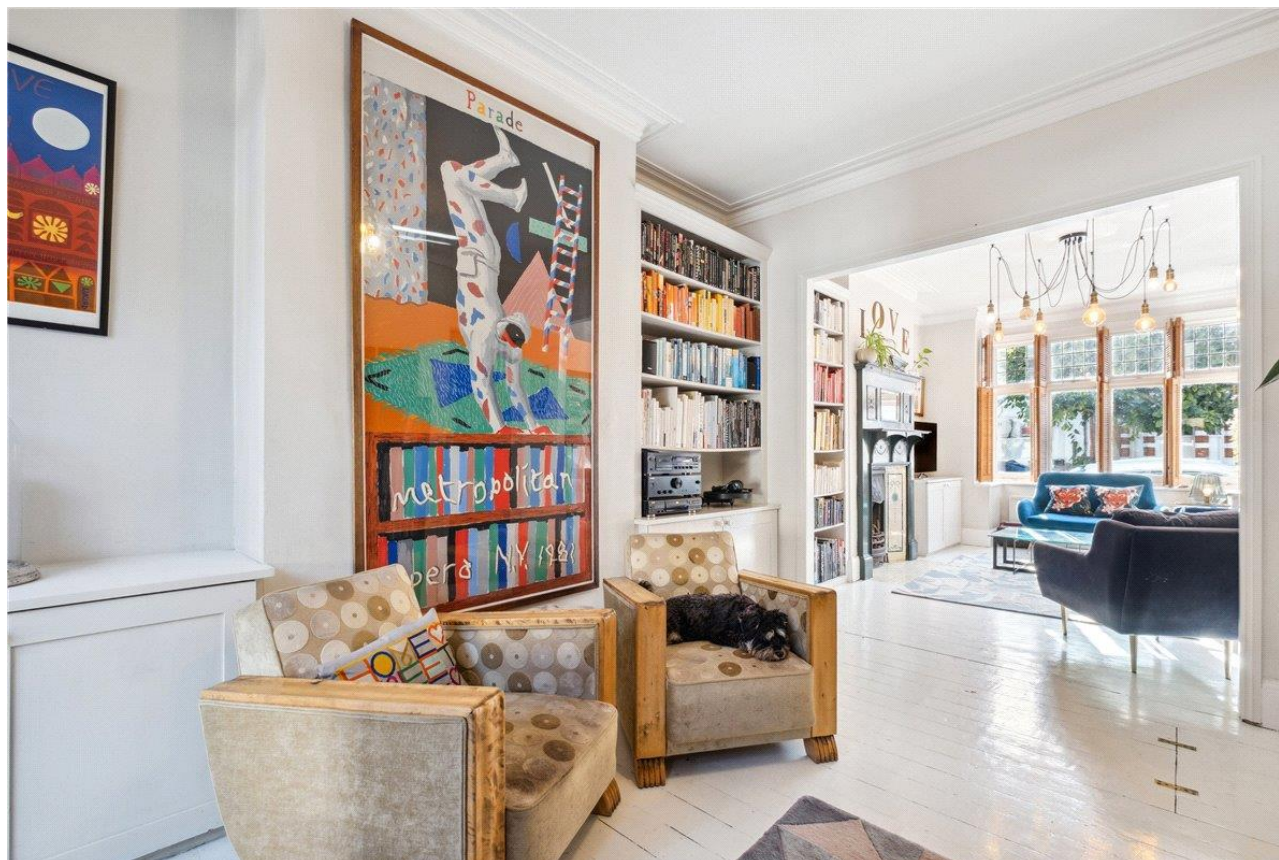
TENURE Freehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND D

COUNCIL TAX BAND G

A BEAUTIFULLY PRESENTED AND EXTENDED PERIOD 4 BEDROOM HOUSE WITH MATURE GARDEN.





Crabtree Lane, SW6
 Approximate Floor Area = 148.2 sq m / 1595 sq ft
 Cellar = 38.0 sq m / 409 sq ft
 Eaves Storage = 6.9 sq m / 74 sq ft
 Total = 186.2 sq m / 2004 sq ft
 Including Limited Use Area (11.7 sq m / 126 sq ft)
 = Reduced head height below 1.5m



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & 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.



Carter Jonas

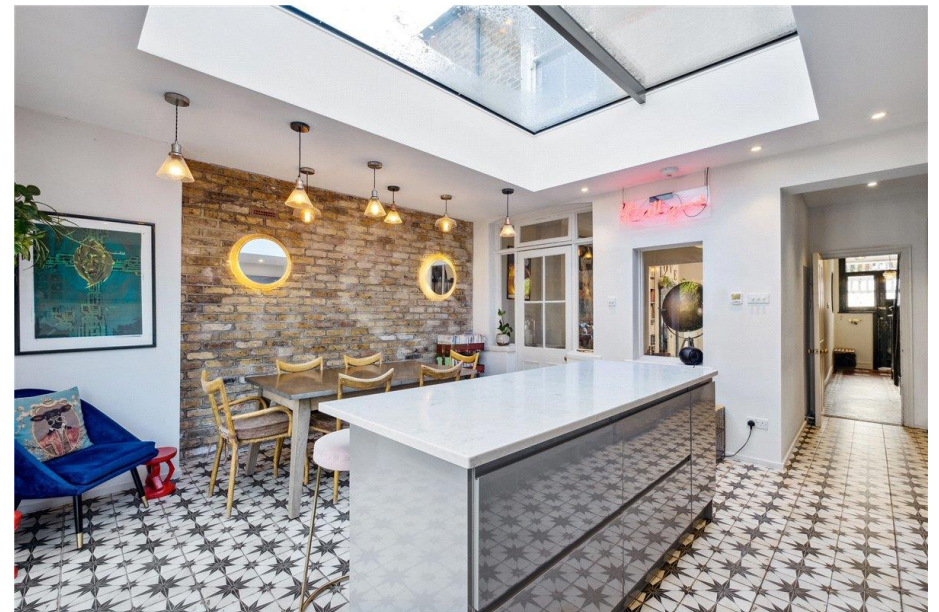
Exclusive UK affiliate of
CHRISTIE'S
 INTERNATIONAL REAL ESTATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	66	81
England, Scotland & Wales	EU Directive 2002/91/EC	

Fulham 020 7731 3333

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

carterjonas.co.uk
 Offices throughout the UK



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Exclusive UK affiliate of
CHRISTIE'S
 INTERNATIONAL REAL ESTATE

Classification L2 - Business Data