



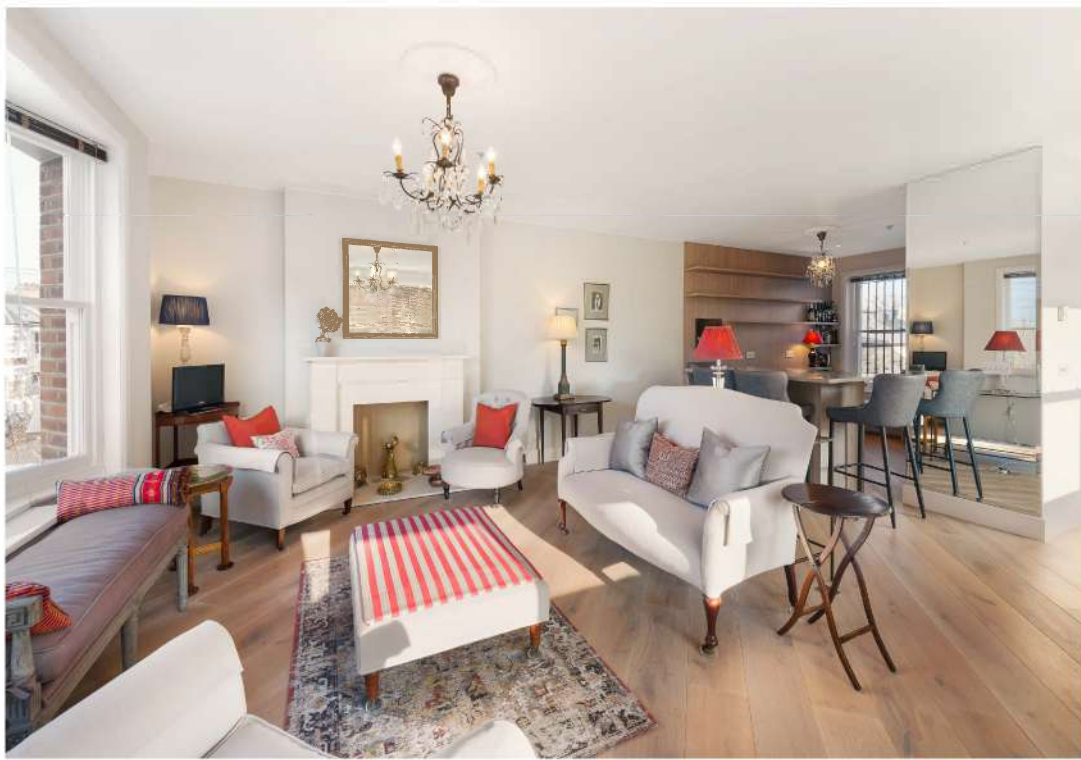
CRABTREE LANE | FULHAM SW6



A UNIQUE AND IMMACULATEDLY PRESENTED PROPERTY OFFERING 4 OR 5 BEDROOMS, OFF STREET PARKING, A PRIVATE GARDEN AND ACCOMMODATION THAT IS WHEELCHAIR FRIENDLY.

The ground floor accommodation comprises an entrance hallway which leads through to a wonderful open plan reception room and kitchen with dining area. This room is flooded with natural light and is the perfect place in which to relax or entertain. There are sliding doors leading out onto a charming private garden with a southerly aspect. Also looking over the garden is a study which leads through to a double bedroom with built in storage along one wall and an en-suite bathroom with shower. Towards the rear is another double bedroom with a mezzanine area which can be used as a TV area. There is an en-suite jack and jill shower room which also doubles as a guest cloakroom. There is also a large garage which accommodates two cars which in turn leads through to an office area with a shower room and kitchen which could also be used as another bedroom.





Accessed through a separate front door, there is a first and second floor maisonette also presented in immaculate condition. In the ground floor entrance hall, there is a guest cloakroom and coat cupboards. On the first floor is a double aspect open plan kitchen and reception room which is wonderfully bright. On the half landing sits a double bedroom with en-suite shower room and ample built in storage. On the second floor is an excellent principal bedroom with dressing room and en-suite bathroom with shower. There is also over 200 sq ft of eaves storage which is most useful.

The property sits in a peaceful residential area, on the corner of Crabtree Lane and Woodlawn Road. There is a "Little Waitrose" 0.2 miles away and within a short walk are The Crabtree and The River Café. Hammersmith Station (District and Piccadilly Lines) is 0.8 miles away.

TERMS

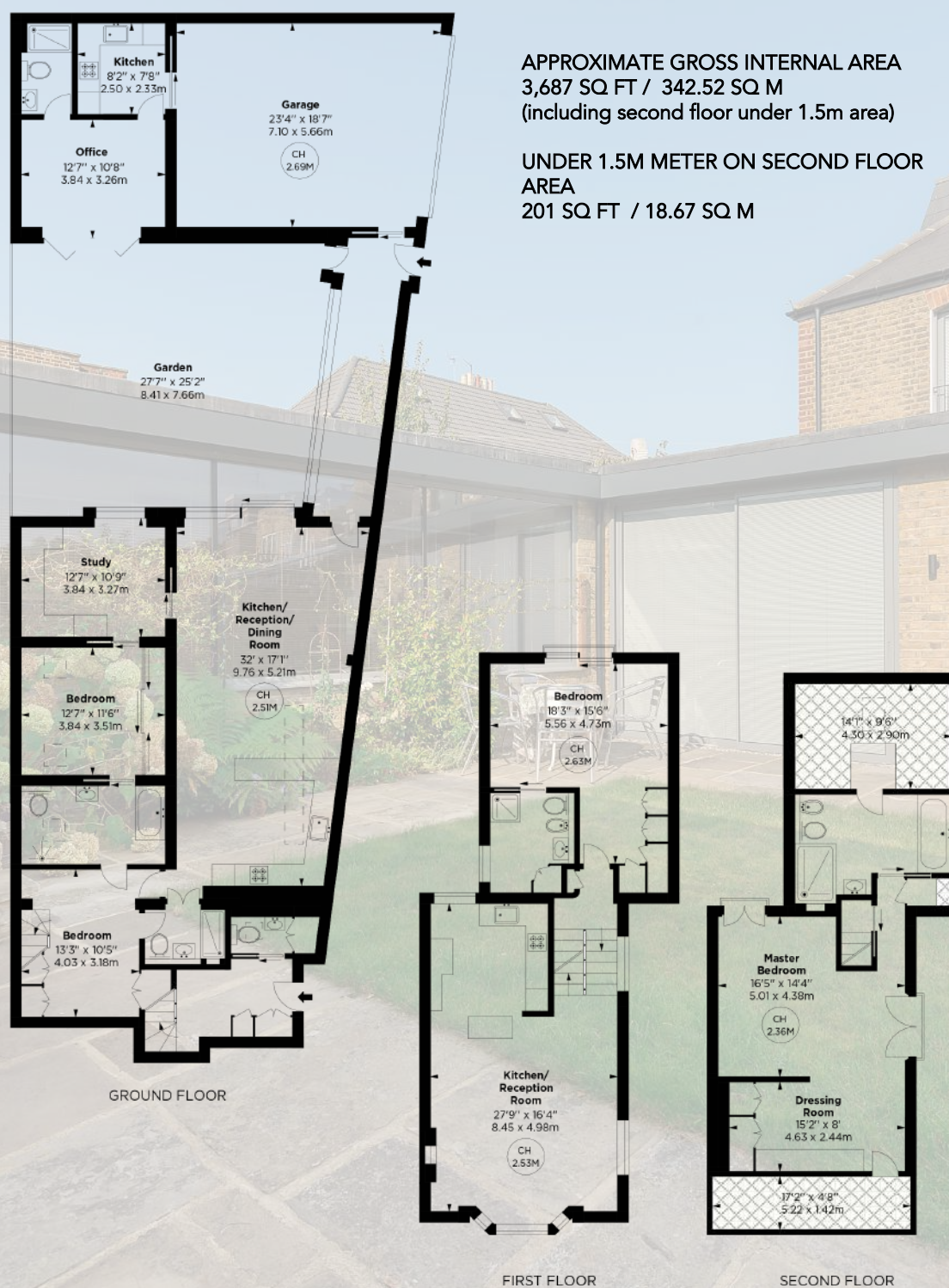
Asking Price **£2,750,000** | Tenure **Freehold** | Local Authority **The Borough of Hammersmith & Fulham**



Key :
CH - Ceiling Height

APPROXIMATE GROSS INTERNAL AREA
3,687 SQ FT / 342.52 SQ M
(including second floor under 1.5m area)

UNDER 1.5M METER ON SECOND FLOOR
AREA
201 SQ FT / 18.67 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

MASKELLS 

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.