

# Woodlawn Road, SW6

Fulham, London

 LAWSONRUTTER





Woodlawn Road, Fulham, London, SW6





## Woodlawn Road

**Price Guide: £1,375,000**

A beautifully presented and fully extended four bedroom, three bathroom (two ensuite) house in the Bishops Park conservation area. On the ground floor, there is a double reception room with solid wood floors and plantation shutters, a downstairs WC and a fabulous kitchen dining room with lime stone flooring, granite worktops, German appliances and bi-folding doors which open onto a west facing garden. The first floor comprises a master bedroom with plantation shutters and an ensuite shower room, as well as two generous sized double bedrooms. The top floor comprises, a large guest bedroom with an ensuite shower room and a family bathroom. Furthermore, wood double glazed windows have been fitted to most rooms and a 'Megaflo' type system ensures constant, pressured hot water to all bathrooms.

Woodlawn Road is ideally located for Bishops Park, The Thames Path and the Nuffield Health Club, as well as the Michelin Starred River Café, The Crabtree riverside gastro pub and the excellent amenities, including Little Waitrose on the Fulham Palace Road. The bars and restaurants at the new riverside development at Fulham Reach are a stone's throw, as well as the newly developed Riverside Studios offering an arts and media centre with a cinema, TV and 2 performance studios, plus a restaurant, bar and café and Craven Cottage's new riverside development, opening in 2022. The excellent Queens Manor and All Saints schools are also close by too. With Hammersmith underground (Piccadilly, District, Circle, Hammersmith & City Lines) and excellent bus links within walking distance and no onward chain, early viewing is highly recommended.

\*FOUR DOUBLE BEDROOMS

\*THREE BATHROOMS (TWO ENSUITE) \*DOUBLE RECEPTION

\*EXTENDED KITCHEN DINING ROOM \*DOWNSTAIRS WC

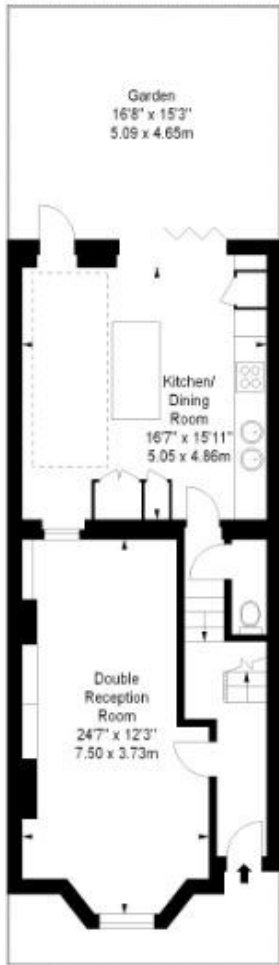
\*WEST FACING GARDEN

\*WALKING DISTANCE TO GREAT AMENITIES AND HAMMERSMITH UNDERGROUND (PICCADILLY, DISTRICT, CIRCLE, HAMMERSMITH & CITY LINES)

\*NO ONWARD CHAIN \*FREEHOLD

\*(AWAITING PICTURES – THE ONES DISPLAYED ARE FROM 2016)

Woodlawn Road, SW6  
 Approximate gross internal area  
 1628 sq ft / 151.24 sq m  
 (Including Eaves Storage)  
 Eaves Storage  
 67 sq ft / 6.22 sq m



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Local Authority: **The Borough of Hammersmith & Fulham** \* Tenure: **Freehold\*** Price Guide: **£1,375,000**

Illustration For Identification Purposes Only. Not To Scale  
 \*Floorplan Drawn According To RICS Guidelines

All viewings by appointment through  
 our **Fulham Office**:

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In accordance with the Property Misdescription Act 1991, we wish to emphasise that the information given in these particulars is intended to help you decide whether you wish to view this property. Whilst every care is taken to ensure the accuracy of these particulars please note that all measurements are approximate and we are, for the accuracy of other information, reliant on what the seller has provided. We strongly recommend that you rely on your own inspections and those of your advisors to establish the details of any aspects which are of particular importance. Please note that we have not undertaken any survey of the property or the appliances within it and the buyer must rely on their own investigations prior to exchange of contracts.

Full Energy Performance Certificate available on request

