



An exquisite and rarely available three double bedroom two bathroom split-level garden flat set within the exclusive Nichols' 'Lion House' on the Wandsworth Bridge Road in South Fulham.

This property offers an array of wonderful features and benefits. The ground floor has a beautifully finished kitchen set at the front of the property. Fitted with some excellent modern conveniences, and an island in the centre in front of a period, stained glass window; it offers a perfect spot to have a hearty breakfast in the morning.

Sat between the kitchen and the incredibly spacious and bright sitting room is a good double bedroom with ample storage. Once you reach the reception, you can't help but admire how bright the room is, all helped by the double french doors leading to a quite frankly, huge east-facing garden.

Downstairs, the basement area is occupied by two further bedrooms, one with an en-suite. The other bedroom is separately serviced by an independent bathroom. The property has been wonderfully refurbished throughout but retains a cosy feel.

The flat is set close to some wonderful local amenities including a local butcher and baker as well as a Sainsbury's local. Should you want to venture into town, you can walk up into Chelsea in around 15 minutes or take one of the many available buses into town. Early viewings are highly recommended.








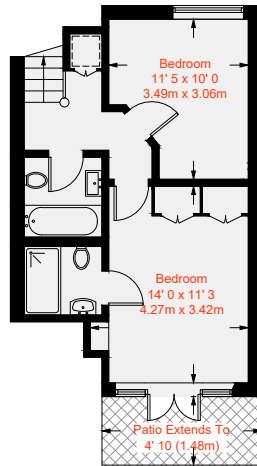




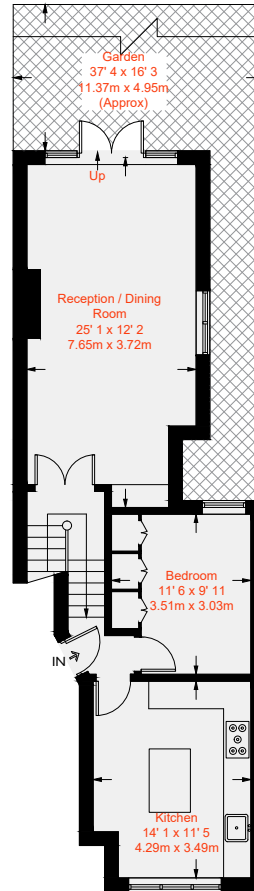
Approximate Gross Internal Area = 1040 sq ft / 96.7 sq m
 (Including Reduced Headroom)
 Reduced Headroom = 4 sq ft / 0.4 sq m
 Total = 1036 sq ft / 96.3 sq m
 (Excluding Reduced Headroom)



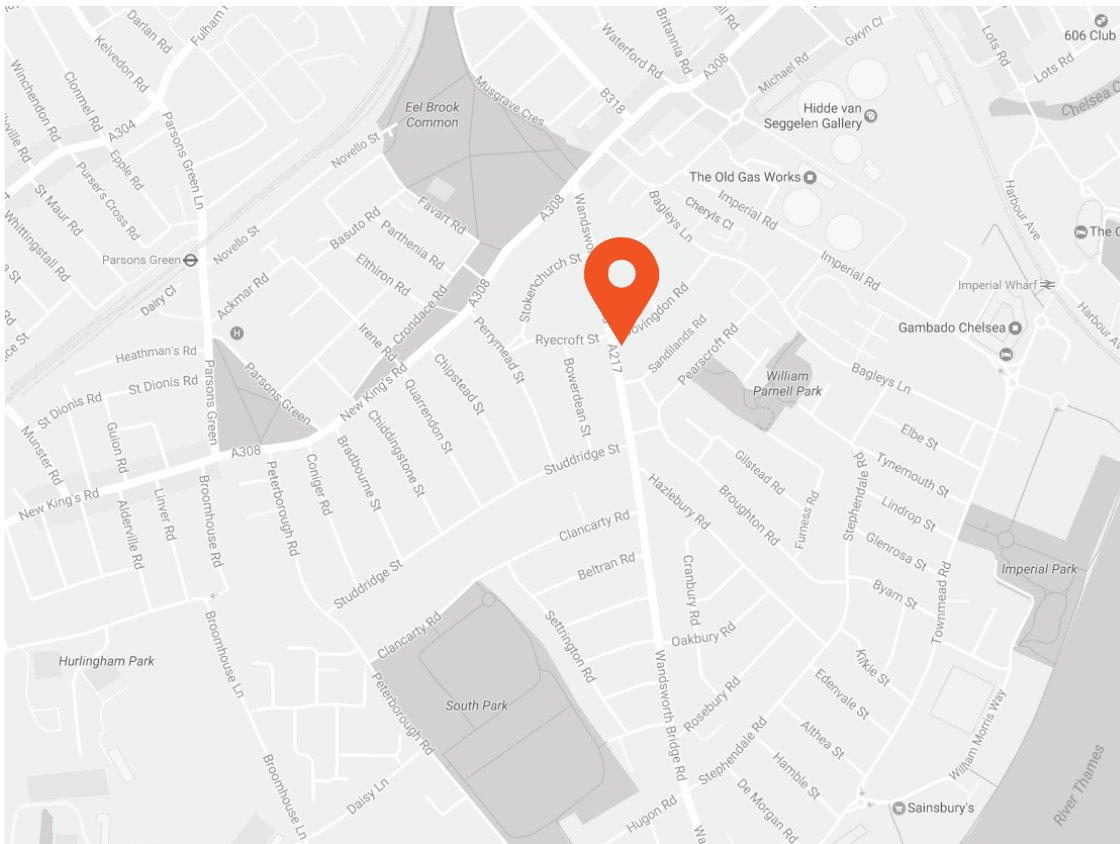
 = Reduced headroom below 1.5m / 5'0"



Lower Ground Floor
 396 sq ft / 36.8 sq m
 (Excluding Reduced Headroom)



Ground Floor
 640 sq ft / 59.5 sq m



Transport Links

- Fulham Broadway (0.5 miles)
- Parsons Green (0.7 miles)
- Imperial Wharf (0.7 miles)

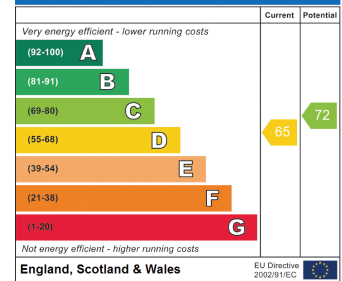
Aspire Fulham South

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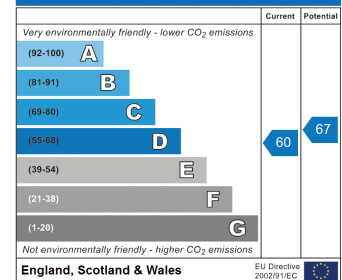
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



This recyclable brochure has been produced in good faith to give a general guide. We have not undertaken a structural survey, nor have we tested the services or appliances. All measurements are approximate and the lease details where applicable must be confirmed by the solicitor. Brochure prepared by Colourbrush.

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