



**LANGTHORNE STREET, LONDON, SW6**  
£1,750,000

**Carter Jonas**

# LANGTHORNE STREET, LONDON, SW6

A desirable extended terraced period house featuring on the ground floor, a double reception room, WC, and extended kitchen dining room leading onto the 49ft patio garden. On the upper two floors are 4 double bedrooms (all with fitted wardrobes) and 2 bathrooms (one en suite) There is potential to extend create a further bedroom in the loft (STPP). Further benefits include ample eaves storage

Langthorne Street runs from Fulham Palace Road to Stevenage Road and is well located for the Thames tow path, and its numerous riverside restaurants, the open spaces of Bishops Park and Fulham Palace. Putney Bridge (District Line, 1.0 mile) and Hammersmith Underground Station (Piccadilly/District Line) are within easy reach. There are also further restaurants and shops nearby on Fulham Palace Road and Munster Road.

## AMENITIES

- 4 double bedrooms
- Kitchen/dining room
- 2 Reception rooms
- 2 Bathrooms
- Garden (49ft)
- Scope to extend (STPP)

**TENURE** Freehold

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** D

**A DESIRABLE EXTENDED TERRACED PERIOD HOUSE FEATURING A DOUBLE RECEPTION ROOM, KITCHEN/DINING ROOM 4 DOUBLE BEDROOMS WITH FITTED WARDROBES AND A LOVELY PATIO GARDEN.**





Classification L2 - Business Data

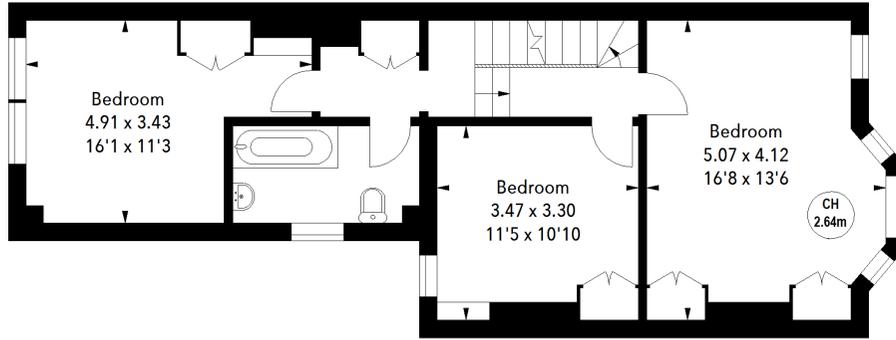
## Langthorne Street, SW6

Approximate Area = 169.45 sq m / 1824 sq ft  
(Including Eaves Storage)

Eaves Storage  
8.92 sq m / 96 sq ft

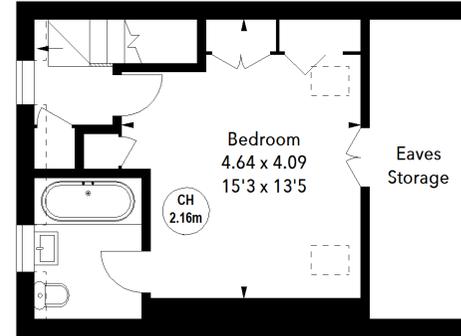


Key :  
CH - Ceiling Height



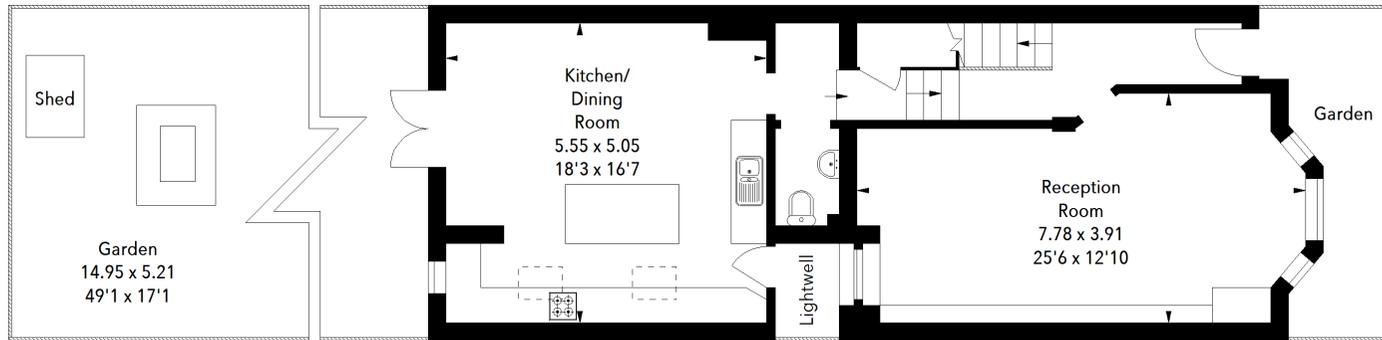
First Floor

Approx. 61.69 sq m / 664 sq ft



Second Floor

Approx. 38.27 sq m / 412 sq ft



Ground Floor

Approx. 69.49 sq m / 748 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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