Perrymead Street

£3,750,000

Brik

Perrymead Street

£3,750,000	6 Bed	3,068	285	£363,750
FREEHOLD	HOUSE	SQ FT	SQ M	STAMP DUTY

A stunning, fully-extended Lion House, with a larger than average west facing garden in the heart of the Peterborough Estate. The house is arranged over four floors and extends to in excess of 3,000 sq ft, with an excellent balance of bedroom and living space making this an ideal family home.

The ground floor provides excellent entertaining space with a spacious formal reception room at the front of house and a large extended kitchen at the rear. The kitchen is fitted with shaker style cabinets and has plenty of space for dining, and well as having a more informal living space which leads on to a mature 36 ft (11m) southwest facing garden.

The basement floor has excellent ceiling height and good natural light and is configured with a large versatile family room, utility room a double bedroom and a modern shower room.

The first floor has an elegant master bedroom, with plenty of built in storage space and leads through to a luxurious en-suite bathroom. To the rear of the first floor is spacious dual aspect home office with an outlook over the neighbouring gardens, which could be used an additional bedroom if required, and a family bathroom. There are three further double bedrooms and an addition shower room on the second floor as well as some useful eave storage space. The bedrooms on the first & second floors also benefit from air-conditioning.

- ✓ 6 bedrooms
- ✓ 4 bathrooms, 2 shower rooms
- ✓ Double reception room
- ✓ Fully extended (including full basement)
- ✓ Excellent condition
- ✓ Southwest facing rear garden
- ✓ Lion House
- ✓ Approx 3068 sq ft (285 sq m)

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HERSHEY'S
Milk Chocolate
PEANUT
m&m
MILK CHOCOLATE
Reese's
2 PEANUT BUTTER CUPS

Perrymead Street, arguably the most desirable of the roads within the Peterborough Estate, is favoured for being a pretty tree lined residential street, typically with larger gardens than neighbouring streets. There are a variety of local shops, cafes and restaurants close to hand in Parsons Green and along the New Kings Road, the nearest underground station is in Parsons Green itself (District Line, Zone 2).

AU GAZ NATUREL DES SOURCES
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FULHAM AREA GUIDE

Peterborough Estate

Perhaps the most sought after and desirable area of Fulham, right by Parsons Green, minutes from the underground and just off New Kings Road, the "Peterborough Estate" is built on the site of Peterborough House, where Lord Mordaunt entertained the literati of the day until its demolition in 1900, and from which it takes its name.

The red-brick houses on the area's tree-lined streets are often referred to as "Lion" houses after the lions that sit proudly atop their parapets, the trademark of the estate's master builder, Jimmy Nichols. Rumour has it Mr Nichols ordered only 100 lions, but when 1000 were delivered he decided to expand the estate rather than destroy the surplus.

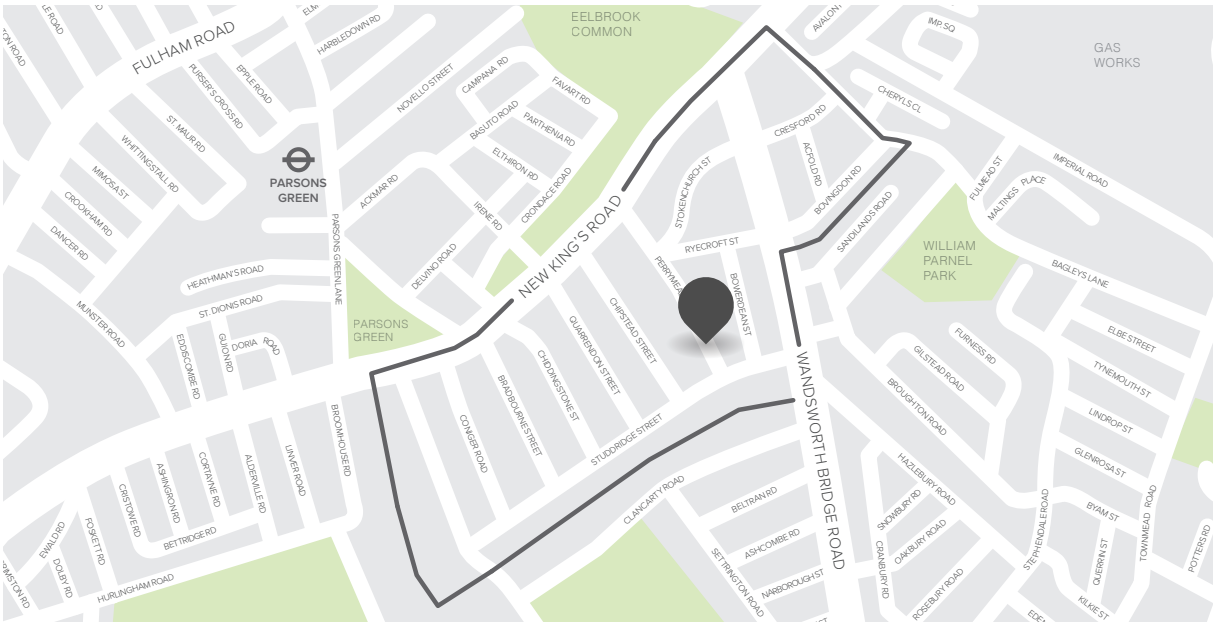
The area is well positioned to command some of the highest prices in Fulham, not least because of its geographical location by the green, the size of the houses (some extending to over 4000 sq ft) and the prestige of owning a "Lion" house. Couple this with the close proximity of Parsons Green underground station (District Line, Zone 2) and the shops, restaurants and cafés close by, including the famous White Horse Pub, known locally as the "Sloaney Pony", and you have a recipe in demand.

CLOSEST:

- Parsons Green (10 mins)
- Imperial Wharf (13 mins)
- Eel Brook Common (2 mins)

KEY:

- Property location
- 'Peterborough Estate' area of Fulham



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3,068 SQ FT | 285 SQ M

Lower Ground Floor | Ground Floor | First Floor | Second Floor

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