

Fulham Palace Road, SW6

Fulham, London

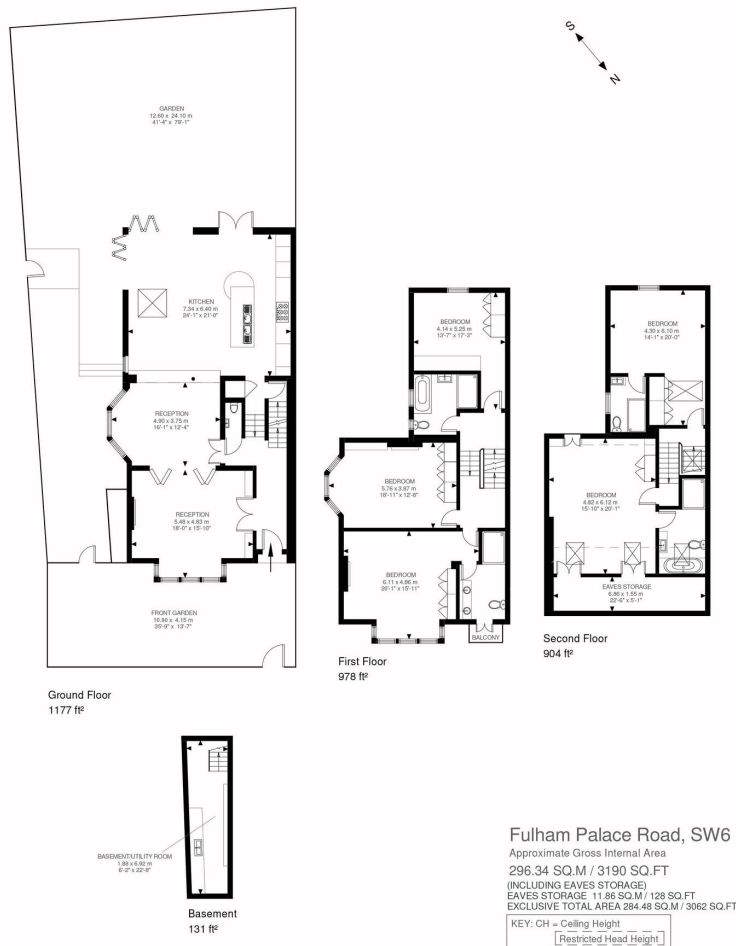
 LAWSONRUTTER





Fulham Palace Road £2,750,000 Offers in Excess London SW6 **Freehold**

A rare opportunity to acquire a stand-out, extended and wider than average five double bedroom family home, positioned on a substantial corner plot on Doneraile Street, one of Fulham's most sought after roads. The majority of accommodation faces out onto Doneraile Street, which also provides direct access to the large West facing garden at the rear. With the absence of houses opposite, the house boasts a wonderful open aspect feel and retains the potential to further extend on the ground floor and also create a full basement too, subject to the usual consents. Originally refurbished by our clients, they have just completed a number of upgrades to the property including complete repointing of the brickwork, replacement of all the flashings, the landscaping of the garden, full redecoration inside and out and a full electrical upgrade including low voltage lighting. Furthermore, this beautiful home is light and airy, boasts high ceilings and has a very contemporary feel, whilst retaining some lovely original features, including cornicing in the reception and dining rooms, tessellated flooring in the hallway and a fire place in the reception room. There is also, a Sonus sound system and plenty of storage throughout the house, as well as double glazed wood sash windows to the front of the property and in most rooms as well. On the ground floor, there is a reception room, a dining room, both with large bay windows, a guest WC, an enlarged and tanked cellar comprising the utility and plant room, with a recently fitted boiler and a fabulous kitchen family room with a superb, bespoke Charles Hurst Kitchen. Bifold doors open to an amazing, west facing garden with access on to Doneraile Street and there is an electric awning which extends from the back of the kitchen family room, to allow shaded outside entertaining. The first floor comprises a principle bedroom and en-suite shower room, two further double bedrooms and a family bathroom with a separate shower. Two generous double bedrooms, both with en-suites occupy the top floor. There are plenty of amenities within a stone's throw, including Bishops Park and the tennis courts, the Thames Path, the soon to be open Craven Cottage riverside development with its restaurants, bars and Skydeck, the Nuffield health club, the Crabtree gastro pub, the Michelin starred River Café and Putney Bridge underground station (District Line). Furthermore, regular bus services to Putney, the main transport hub at Hammersmith Broadway and the West End operate on the Fulham Palace Road.



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

