

# Epirus Road

Guide Price £1,800,000



# Epirus Road

£1,800,000

Freehold

4 BED

House - Terraced

0000

SQ FT

0000

SQ M

This stylish family home underwent a full renovation in 2016 and offers over 1,700 sq ft of excellent living space, comprising a feature fireplace separating the double reception and extended kitchen dining room, which benefits from integrated Neff appliances and stainless steel work surfaces. This room is flooded with natural light from the skylights and the glass doors that lead to the decked garden.

On the first floor there are three double bedrooms and a modern family bathroom, alternatively one of the bedrooms could be an extra reception room. The top floor has been converted to create a wonderful principal bedroom suite with walk through wardrobe, Juliet balcony and a substantial marbled bathroom with a double shower and sinks. The cellar has been converted to create a useful utility room and bike store. This modern house has been completed with premium finishes including underfloor heating throughout, wooden flooring and an integrated Sonos sound system.

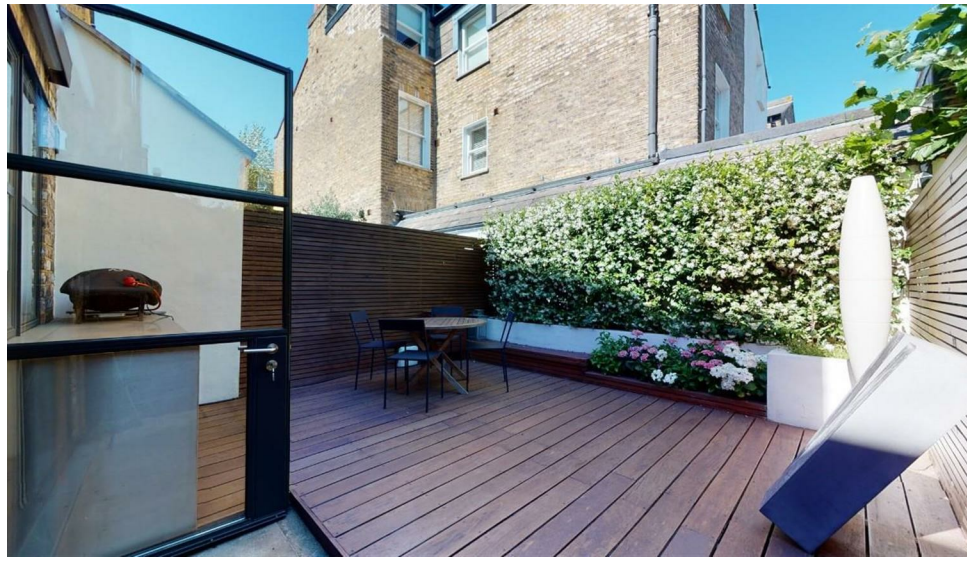
Epirus Road is part of a small cluster of Victorian terraced roads that are some of the closest located to Fulham Broadway. This makes them an extremely convenient place to live with plenty of shops, cafes, and restaurants close to hand (including a large Waitrose and a Wholefoods Market). The closest underground station is Fulham Broadway (District Line, Zone 2), however transport links at Earls Court, Parsons Green and West Brompton are also within walking distance. You can catch regular buses from Fulham Broadway that head towards Chelsea, central London and the city.

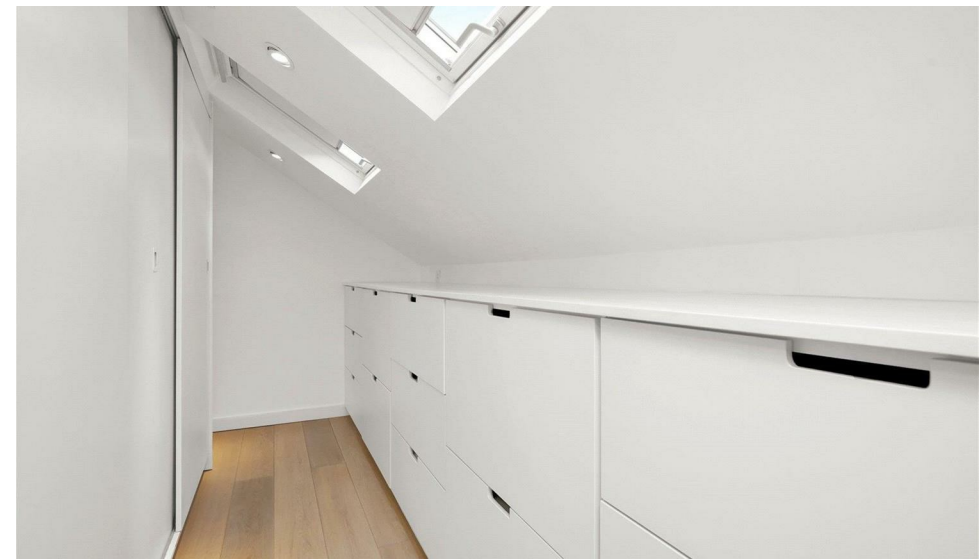
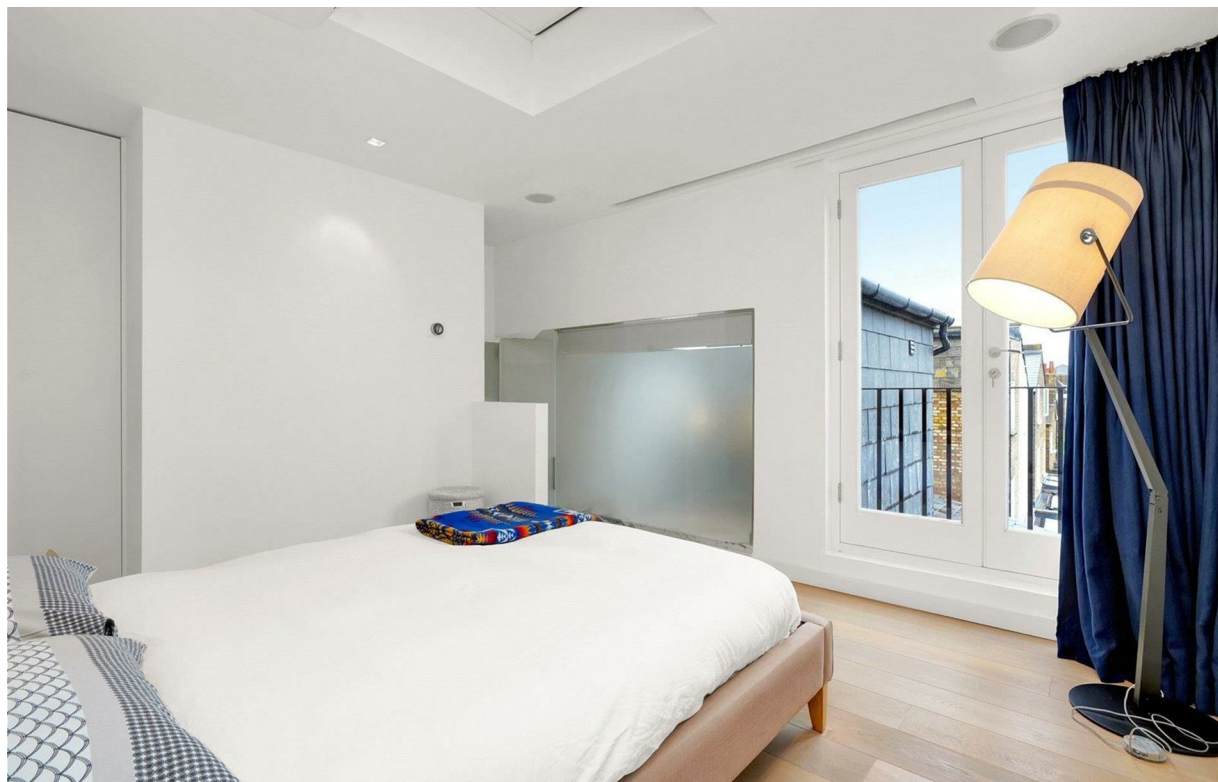
- 4 bedrooms
- 2 bathrooms
- Double reception room
- Extended kitchen
- Open plan living
- Cellar / Utility
- Freehold
- Excellent condition
- Approx. 1,712 sq ft (159 sq m)
- EPC Rating: C

**JAMES SIMS**

020 7384 6790

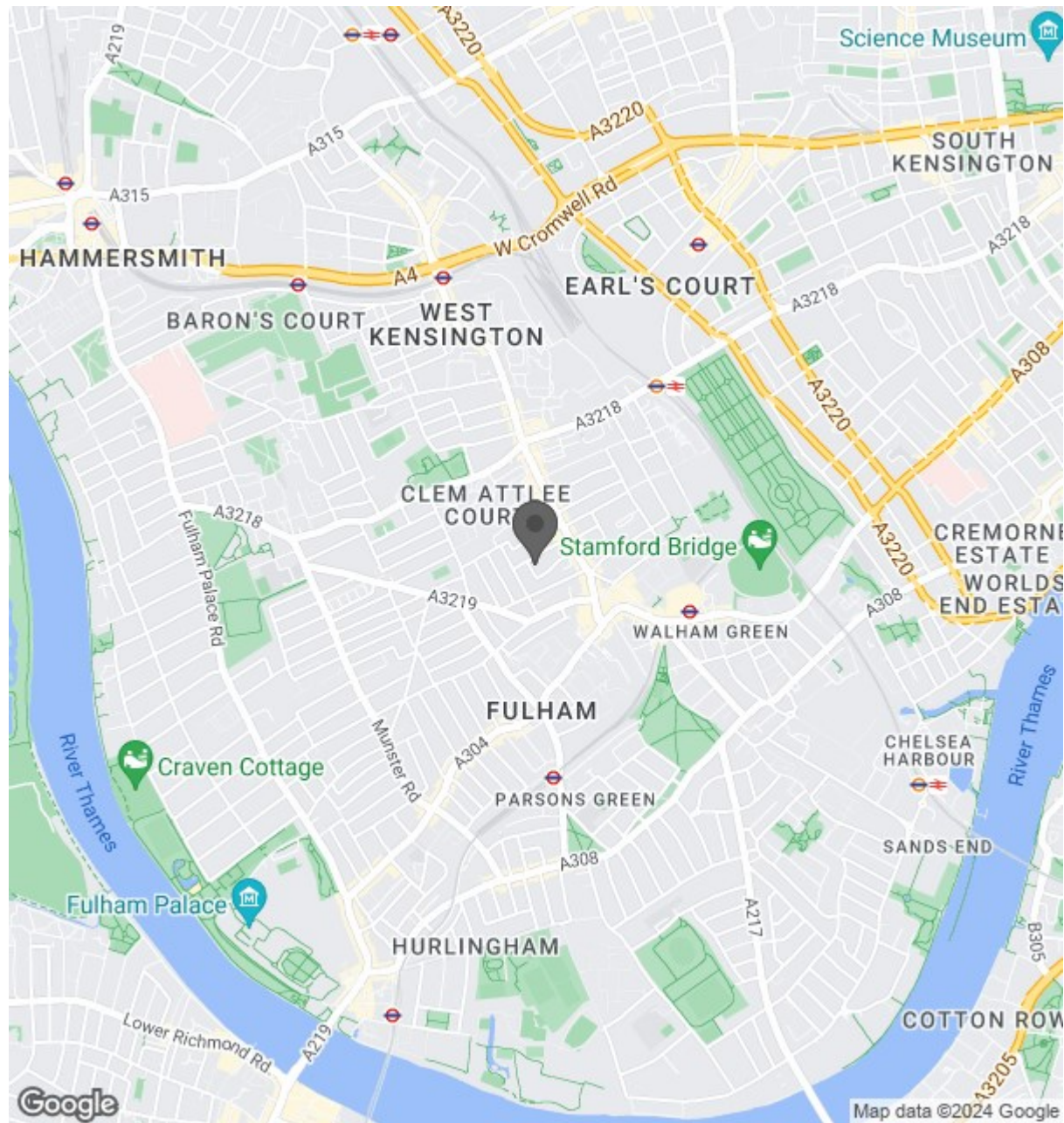
james@brik.co.uk







Location



### Epirus Road, SW6

Approximate Gross Internal Area = 159 sq m / 1712 sq ft



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 www.london58.com © 2022 hello@london58.com