Musgrave Guide Price £2,000,000







Musgrave Crescent

3 BED

£2,000,000 Freehold

0000 SQ FT House - Terraced

An outstanding and extended London family home in an excellent location, with direct views across Eel Brook Common. Situated on Musgrave Crescent this Victorian house directly overlooks the park itself and lies in a prime location at the very heart of Fulham. Accommodation is spread across four floors and extends to almost 1,900 sq ft (175 Sq m). The property has an impressive entertaining space across the raised ground floor with a very bright double reception room overlooking the park and there is also an additional room, currently used as wardrobe / boot room. It can be converted back into either a bedroom or study. On the lower ground floor there is a superb open plan kitchen dining room, as well as an additional reception or family room. Bi folding doors provide direct access to a private rear garden. On the floors above there are three double bedrooms and two modern bathrooms.

Musgrave Crescent is located only a short walk from Fulham Broadway and Parsons Green, in the coveted 'Moore Park Estate'. This property is in a prime spot within close proximity to Chelsea and the famous Kings Road. The area is not only one of the most desirable but also one of the most convenient being located very close to Fulham Broadway with its shops, independent cafes, restaurants (including a Whole Foods market) and underground station (District Line, Zone 2). The large open spaces of Eel Brook common are also moments away, as is Parsons Green with its plethora of boutique shops, independent cafes, restaurants, and underground station which is only a short stroll through the park. EPC rating -C



- 3 bedrooms
- 3 bathrooms
- Double reception
- Extended kitchen dining room
- Family room
- Private garden
- Dressing room / boot room
- Direct views onto the common
- Approx. 1,879 sq ft (175 sq m)
- Council Tax band H

JAMES SIMS

020 7384 6790 james@brik.co.uk















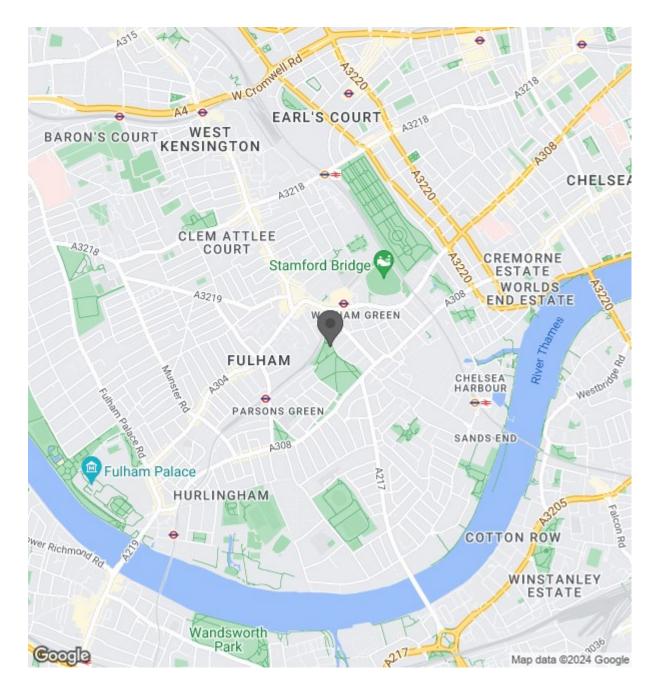


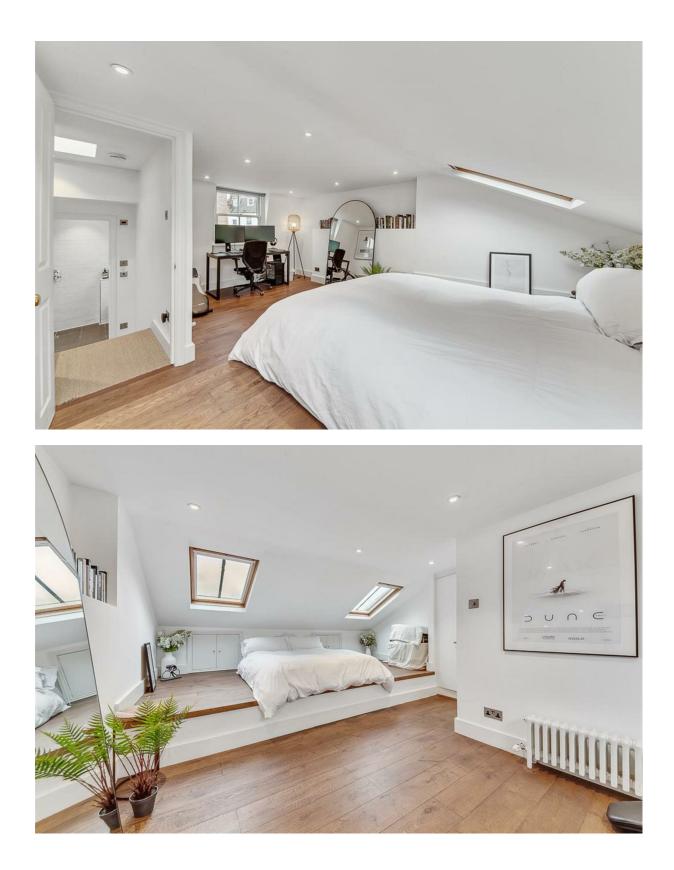






Location





Brik

I.

KITCHEN 4.53 x 3.96M 14'10" x 13'0"

(CH (2.36m)

RECEPTION



0000

SQ M

Musgrave Crescent, SW6 Approximate gross internal area 174.56 sq m / 1879 sq ft GARDEN 4.76 x 3.30M 15'7" x 10'10" (Including Eaves Storage) Eaves Storage 4.37 sq m / 47 sq ft Key : CH - Ceiling Height (CH (2.23m) CH 2.03m DINING ROOM 4.59 x 3.69M RECEPTION BEDROOM 3.73 x 3.18M 12'3" x 10'5" ROOM 3.94 x 3.05M 15'1" x 12'1" BEDROOM 5.53 x 4.48M 18'2" x 14'8" 12'11" x 10'0" CH 2.80m CH 2.43m RECEPTION BEDROOM ROOM 4.62 x 3.49M 15'2" x 11'5" ROOM 3.64 x 3.46M 11'11" x 11'4" 4.73 x 3.68M 15'6" x 12'1" EAVES STORAGE Lower Ground Floor **Raised Ground Floor First Floor** Second Floor

or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be London SW6 4JA Tel: 020 7384 6790 Email: hello@brik.co.uk