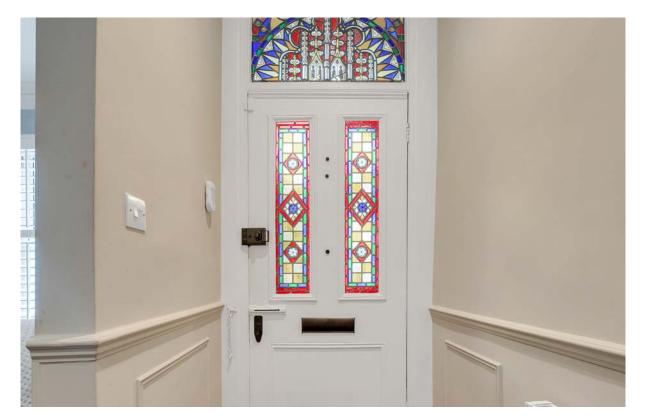
Marville Road £1,850,000

BRIK







Marville Road

£1,850,000 4 Bed 1,695 157 FREEHOLD HOUSE SQ FT SQ M

A wider than average, four double bedroom Victorian family home located on M Road, in the popular Villes area of central Fulham, not far from Parsons Green.

This superb family home is arranged over three floors and offers almost 1,700 sq ft (157 sq m) of living space. The ground floor comprises a wide double reception room with wood flooring and bespoke joinery, a stylish kitchen/breakfast room, doors leading out onto a South facing patio garden. On the first floor there are tw double bedrooms both with built in wardrobes and a large bathroom to the rear. There is access from the bathroom onto a sizeable South facing roof terrace.. Th floor is a front and rear mansard conversion, and the current owners have recent reconfigured the space to create two double bedrooms and modern shower roo There is also further potential to extend, by adding a 'pod' over the rear addition the house to create a further bedroom, if require. This will be subject to planning permission and any required consents.

Marville Road is a pretty residential street in a prime position, not far from the independent cafés, restaurants and amenities of Fulham Road, Parsons Green and Fulham Broadway. There are several good quality supermarkets and delis nearby. Ideal for couples and young families, the 'Villes' are the perfect place to start life in Fulham.. Of the four roads, Marville and Brookville are both extremely sought after, with fully extended houses attracting hordes of buyers. Very well located, these quiet streets are walking distance to Parsons Green and close proximity to the cafés, restaurants and shops on both Fulham and Munster Roads. The closest underground station is Parsons Green (District Line, Zone 2) which is under 600 metres away and you can catch regular buses from Fulham Road towards Chelsea. EPC rating - D

F £136,250 COUNCIL TAX STAMP DUTY

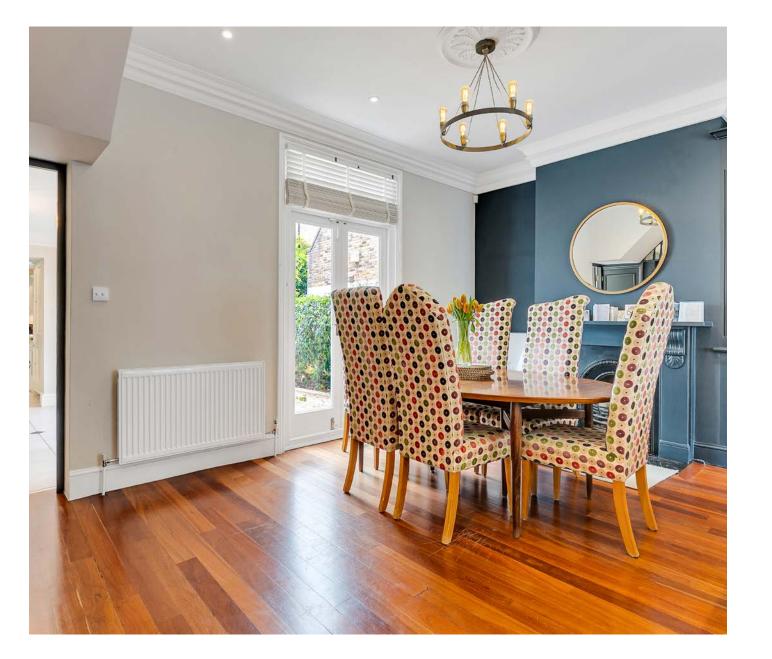
larville	~	4 bedrooms
	~	2 bathrooms
	~	Kitchen breakfast room
1	~	Double reception
	~	South facing patio garden
with	~	Roofterrace
WO	~	Wider than average
	~	Great condition
ie top	~	Approx. 1,695 sq ft/157 sq m
tly	~	Council Tax band - F
om.		
of		
5		



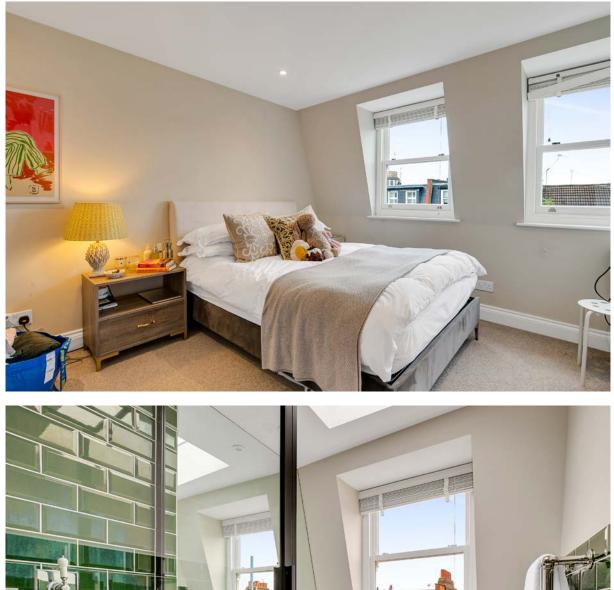


James Sims DIRECTOR 17 YEARS EXPERIENCE 020 7384 6790 james@brik.co.uk

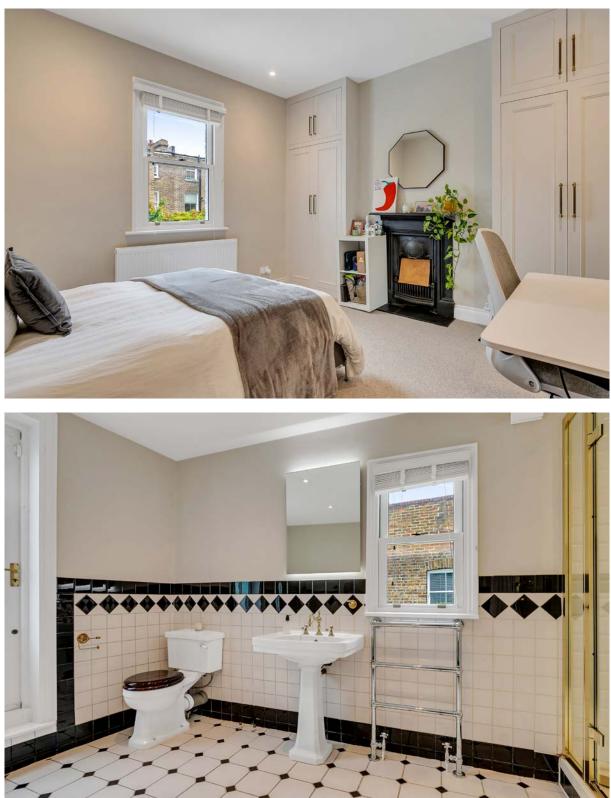














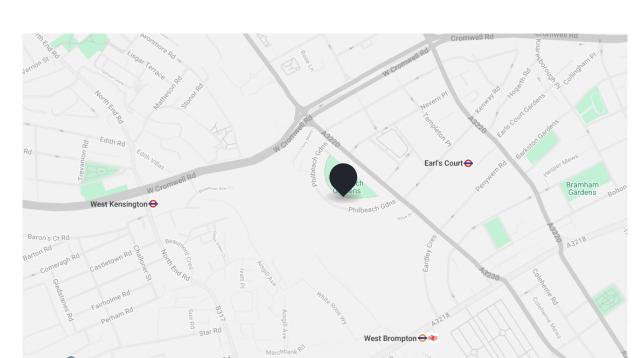


FULHAM AREA GUIDE Earls Court

Earls Court is a district in the Royal Borough of Kensington and Chelsea that borders the sub-districts of South Kensington to the East, West Kensington t \mathcal{C} LOSEST: the West, Chelsea to the South and Kensington to the North.

The local architecture consists of some impressive examples of early-to-mid ≠ West Brompton (* 13 mins) Victorian houses, such as Bramham Gardens and Courtfield Gardens which *Eel Brook Common (* ***** 13 mins) are beautiful traditional residential squares. Courtfield Gardens has traditional cast iron railings which enclose the gardens, presenting an authentic Victorian motif. Further west, Kensington Mansions, Philbeach Gardens and Nevern Square are built around impressive formal-garden settings.

A little further north, just south of the Cromwell Road, the tranquil conservation area comprising Childs Place, Kenway Road, Redfield Lane and Wallgrave Road contains fine examples of the attractive townhouses painted in pastel shades in a very pictures que setting with some fine floral displays. Earls Court is within easy walking distance of High Street Kensington, Holland Park, Kensington Gardens/Hyde Park, the Royal Albert Hall, Imperial College, the Natural History, Science and Victoria and Albert Museums.



- Θ Parsons Green ($\dot{\mathcal{K}}$ 12 mins)

KEY:

- Property location
- 'Earl's Court' area of Fulham

Read all our Fulham area guides here







BRIK

1,695 157 sq ft sq м

TERRACE 4.80 x 2.95M 15'9" x 9'8" GARDEN 10.72 x 3.62M 35'2" x 11'11" KITCHEN/ DINING ROOM 9.08 x 2.93M 29'9" x 9'7" BEDROOM BEDROOM 3.51 x 3.29M 3.47 x 3.44M 11'5" x 11'3" 11'6" x 10'10" RECEPTION ROOM 7.70 x 5.45M 25'3" x 17'11" BEDROOM BEDROOM 3.58 x 3.48M (CH (2.58m) 5.50 x 4.17M 11'9" x 11'5" 18'1" x 13'8" 4 GARDEN 5.53 x 3.16M 18'2'' x 10'4"

Ground Floor

First Floor

Second Floor

Important notice Brik give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements 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 assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Brik, 77 Parsons Green Lane, Fulham, London SW 6 4 JA Tel: 020 7384 6790 Email: hello@brik.co.uk