

# Steeple Close

Guide Price £1,850,000





# Steeple Close

£1,850,000

Freehold

2 BED

House - Terraced

0000

SQ FT

0000

SQ M

The current owner has reconfigured and refurbished the house, to an exceptional standard, creating a stunning home or the perfect pied-à-terre. Situated in a private gated mews development, the house benefits from off street parking, a sizeable communal garden and a private garage with electrically, operated door.

The ground floor of the house comprises an entrance hall and a guest cloakroom with utility cupboard and shower. There is an open plan kitchen with bespoke, Elmar units and Gaggenau appliances. To the rear is the dining area, which has French doors that open onto a paved, patio area, with the stunning gardens beyond.

The first floor has been configured to create a superb entertaining space. There is a sitting room with a living gas fire and a media room/guest bed, which could be converted into a second bedroom, if required.

The top floor has been remodelled to form a substantial principal, bedroom suite. There is generous built in storage and a modern ensuite with a double sink vanity and a large walk in shower.

The house has premium finishes including fumed, oak flooring, under-floor heating and double glazed windows. There is an alarm system and a communal CCTV system, electric blinds and a hard wired speaker system throughout. The house also benefits from having a separate garage, which is currently on a long term lease agreement.

- 1 / 2 bedrooms
- Large reception room
- Open plan kitchen dining room
- Substantial principal bedroom
- 2 showers room (1 en suite)
- Patio & communal gardens
- Freehold
- Gated development / off street parking / garage (separate lease)
- Approx. 1,472 sq ft / 137 sq m (Excl garage – 164 sq ft / 15.24 sq m)
- Council tax band - G

**JAMES SIMS**

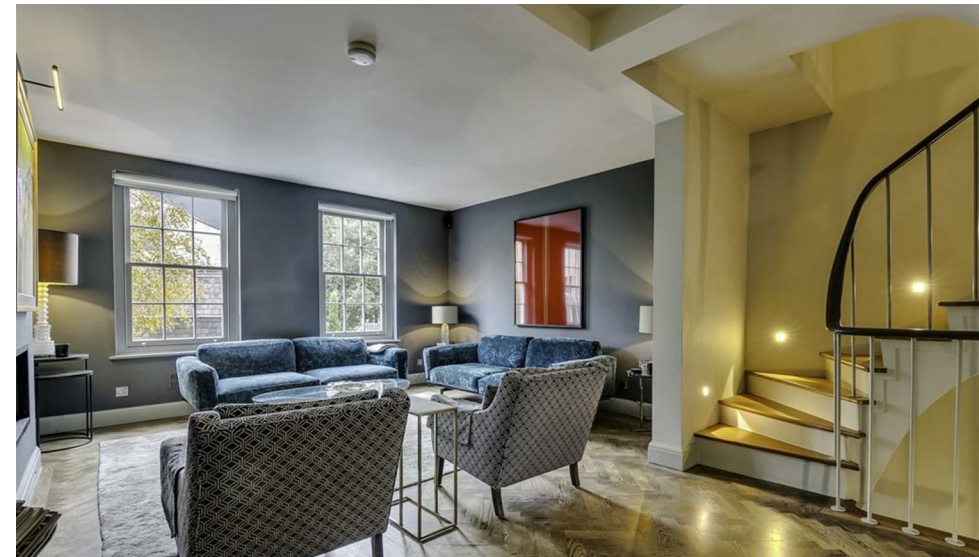
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Steeple Close is set back from Church Gate, situated off Fulham High Street opposite to the New Kings Road exit. The house is in a great location, with both Bishop's Park and the Thames riverside walk very close to hand. You can also easily walk across Putney Bridge to the Putney High Street, where there are a plethora of restaurants and amenities as well as

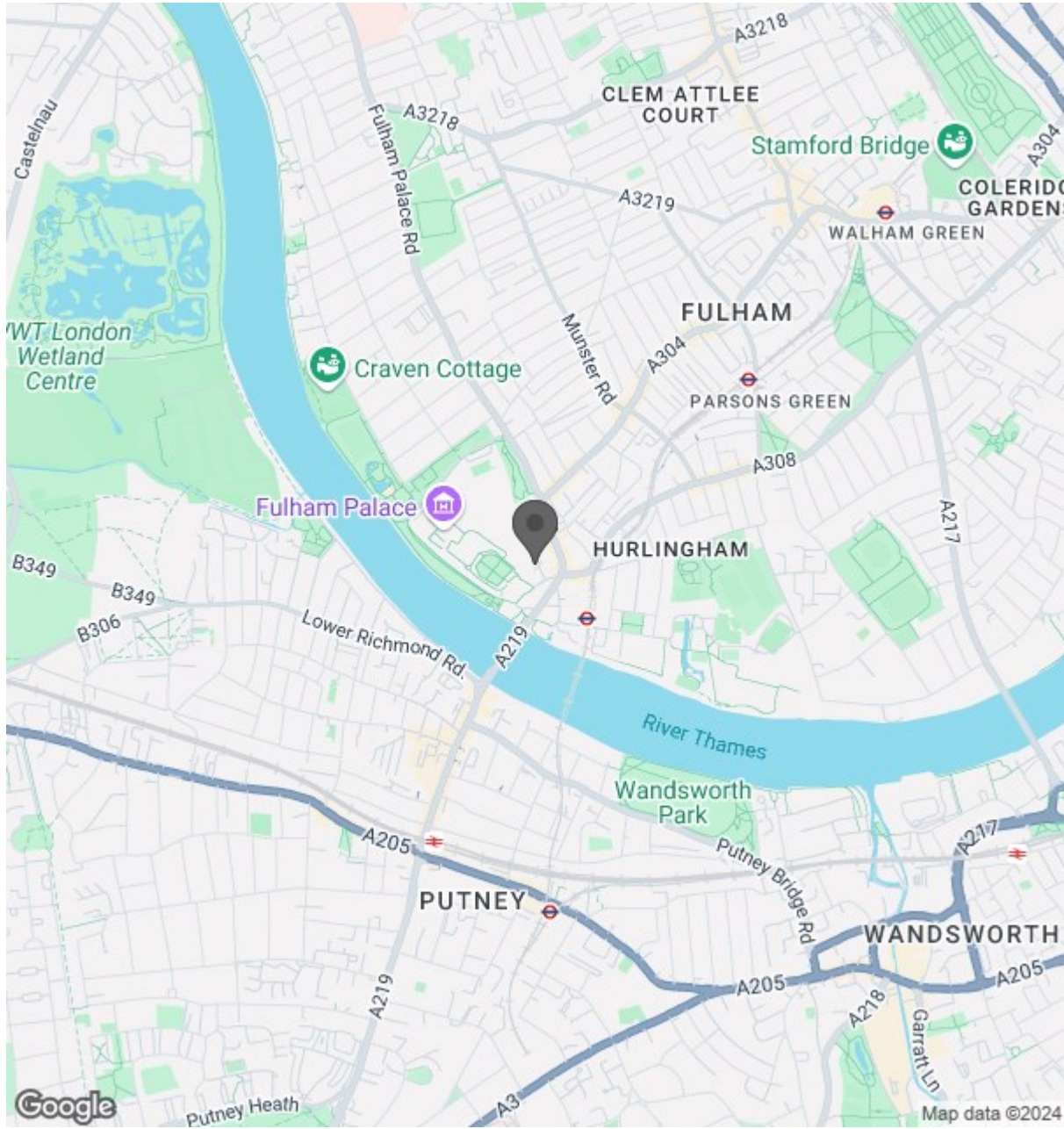




the Fulham Road and Fulham High Street itself. Parsons Green is also close by. The nearest underground station is Putney Bridge (District Line, Zone 2) which is a short walk away (0.2miles) and there are many bus links on Putney Bridge, Fulham High Street and the New Kings Road. EPC rating – C



# Location

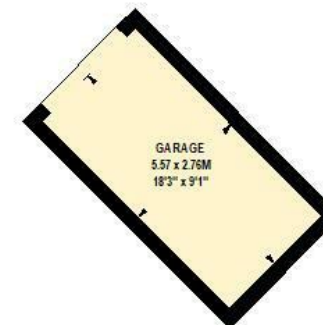


### Steeple Close, SW6

Approximate gross internal area  
136.75 sq m / 1472 sq ft  
(Excluding Garage)  
Garage  
15.24 sq m / 164 sq ft



Key :  
CH - Ceiling Height



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards.