

Quarrendon Street, SW6

£3,800,000

BRIK





Quarrendon Street

£3,800,000	5 Bed	3,671	341	H	£369,750
FREEHOLD	HOUSE	SQ FT	SQ M	COUNCIL TAX	STAMP DUTY

A substantial, fully extended ‘Long Back’ Lion House, with a south west facing garden in the heart of the Peterborough Estate.

The superb house is arranged over four floors and extends to in excess of 3,500 sq ft, with an excellent balance of bedroom and living space making this an ideal family home. The ground floor provides excellent entertaining space with a spacious formal reception room at the front of house which leads through to a large extended kitchen at the rear, with plenty of space for dining, as well as providing a more informal living space. Bi-fold doors lead on to a 18’6 ft (5.63m) southwest facing garden. The basement floor is configured with a large versatile family reception room at the rear, separate utility room, a bathroom and a further reception / media room.

The first floor has an elegant principal bedroom with plenty of built in storage space and a large en-suite bathroom. To the rear of the first floor is a very bright and spacious double bedroom, with built in storage and a vaulted ceiling providing an impressive 4.39m ceiling height, a further double bedroom or study, and a family bathroom. There are two further double bedrooms and a separate modern shower room on the second floor, as well as access to a useful storage room over the rear addition of the house.

Quarrendon Street, arguably the most desirable of the roads within the Peterborough Estate, favoured for being a pretty tree lined residential road typically with larger gardens than neighbouring streets. There are a variety of local shops, cafes and restaurants close to hand in Parsons Green and along the New Kings Road, the nearest underground station is in Parsons Green itself (District Line, Zone 2). EPC rating – C

- ✓ 5 bedrooms
- ✓ 4 bathrooms
- ✓ Double reception room
- ✓ 2 further reception rooms
- ✓ Large extended Kitchen dining room
- ✓ Southwest facing garden
- ✓ Ground floor cloakroom
- ✓ Separate utility room
- ✓ Approx. 3,671sq ft (341 sqm) Inc. Storage room (10.79 sq m/116 sq ft)
- ✓ Council tax band - H



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

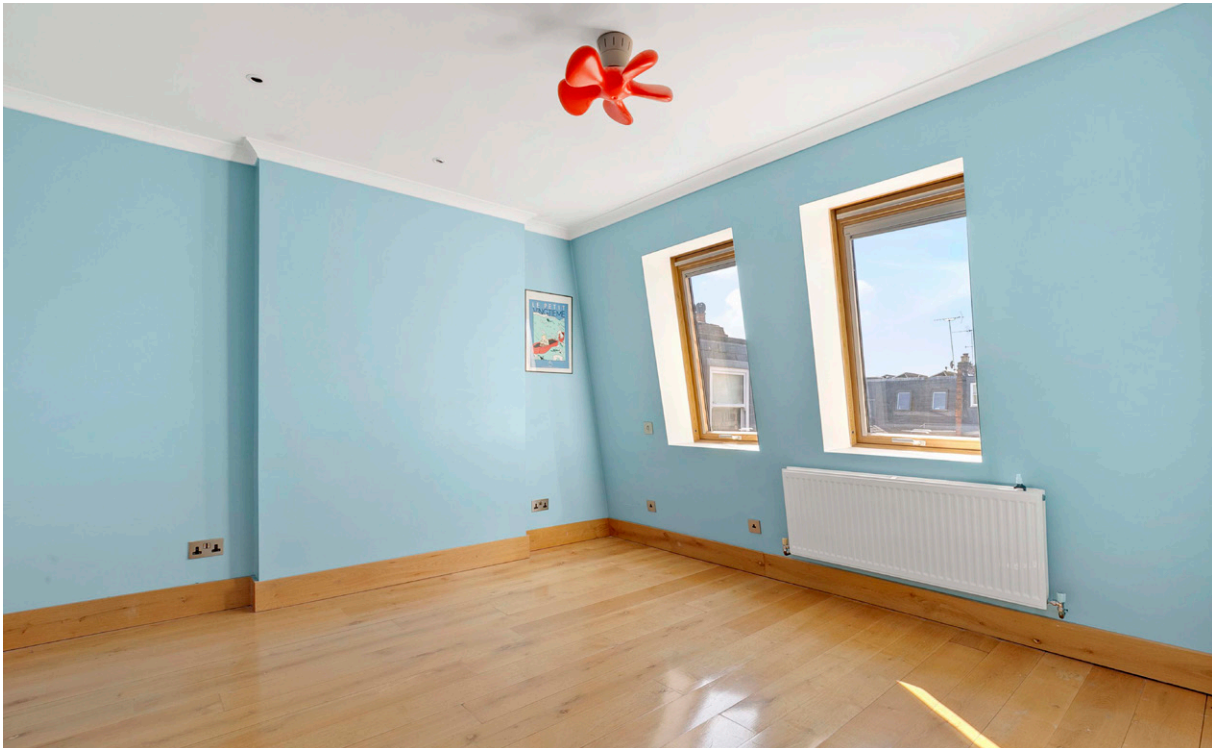












FULHAM AREA GUIDE

Peterborough Estate

Perhaps the most sought after and desirable area of Fulham, right by Parsons Green, minutes from the underground and just off New Kings Road, the “Peterborough Estate” is built on the site of Peterborough House, where Lord Mordaunt entertained the literati of the day until its demolition in 1900, and from which it takes its name.

The red-brick houses on the area’s tree-lined streets are often referred to as “Lion” houses after the lions that sit proudly atop their parapets, the trademark of the estate’s master builder, Jimmy Nichols. Rumour has it Mr Nichols ordered only 100 lions, but when 1000 were delivered he decided to expand the estate rather than destroy the surplus.

The area is well positioned to command some of the highest prices in Fulham, not least because of its geographical location by the green, the size of the houses (some extending to over 4000 sq ft) and the prestige of owning a “Lion” house. Couple this with the close proximity of Parsons Green underground station (District Line, Zone 2) and the shops, restaurants and cafés close by, including the famous White Horse Pub, known locally as the “Sloaney Pony”, and you have a recipe in demand.

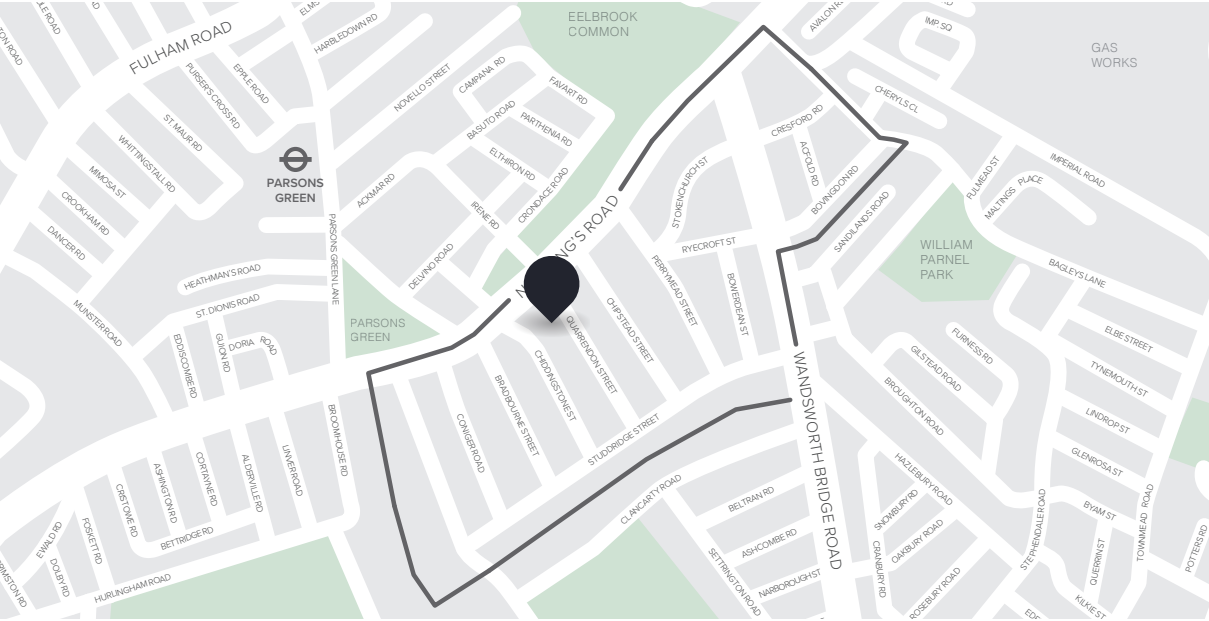
CLOSEST:

- 🚶 Parsons Green (🚶 8 mins)
- 🚶 Imperial Wharf (🚶 18 mins)
- 🚶 Eel Brook Common (🚶 4 mins)

KEY:

- 📍 Property location
- ‘Peterborough Estate’ area of Fulham

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Approximate gross internal area

341.04 sq m/3671 sq ft

(Including Storage)

Storage

10.79 sq m/116 sq ft



Lower Ground Floor

Ground Floor

First Floor

Second Floor

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