

# Haldane Road, SW6

£1,750,000

BRIK





# Haldane Road

£1,750,000	5 Bed	1,819	169	H	£123,750
FREEHOLD	HOUSE	SQ FT	SQ M	COUNCIL TAX	STAMP DUTY

An outstanding, recently refurbished, five bedroom Victorian house. It is located on a quiet residential street and close to excellent transport links.

This superb extended family home is arranged over three floors and extends to over 1,800 sq ft (169 sq m), with the bedrooms and living space having been implemented and balanced perfectly. The ground floor comprises an impressive reception room at the front, a cloakroom, separate utility, and an expansive kitchen dining room with an island and integrated appliances. Bi-fold doors at the rear of the house open onto a private south-facing garden.

On the first floor is a principal bedroom with a vaulted ceiling, flooding the room with natural light, built-in storage and an en-suite shower room. There are two further bedrooms and a modern family bathroom on this floor. The second floor has been fully extended to create two further bedrooms and a separate shower room. This perfect family home has been finished to an exceptional standard throughout, including underfloor heating in the kitchen and bathrooms, air conditioning installed in a selection of bedrooms, double-glazed windows, and new heating & electric systems throughout. There is also a very useful storage shed at the front entrance, which is ideal for bikes.

Haldane Road is a quiet one-way street which forms 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, cafés, and restaurants close to hand (including a large Waitrose). 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. EPC rating – C

- ✓ 5 bedrooms
- ✓ 3 bathrooms
- ✓ Reception room
- ✓ Large kitchen dining room
- ✓ South facing garden
- ✓ Cloakroom & separate utility
- ✓ Freehold
- ✓ Back to brick renovation
- ✓ Approx. 1,819 sq ft (169 sq m) (incl. eaves storage)
- ✓ Council tax band - H



James Sims

**DIRECTOR**  
18 YEARS EXPERIENCE

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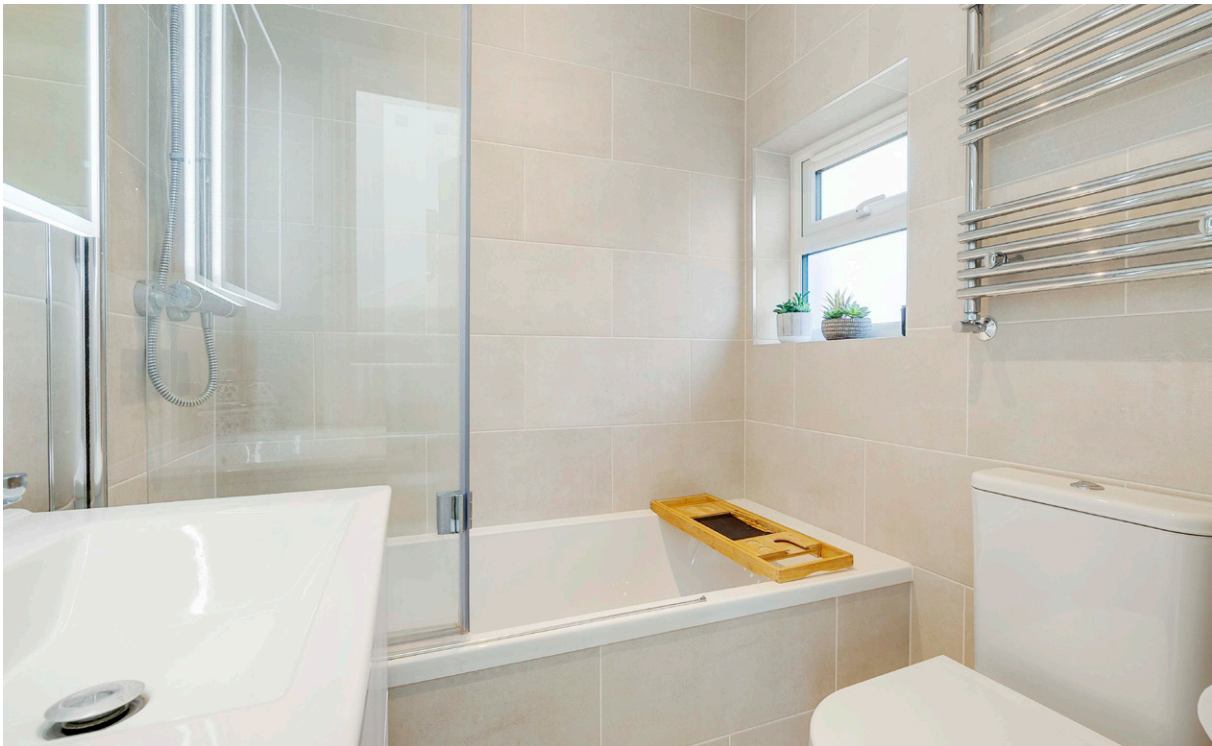
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FULHAM AREA GUIDE

# North Fulham

You get more space for your money in this triangular patch of roads than pretty much anywhere else in Fulham.

The roads off North End Road (Haldane to Shorrolds) are now very popular and increasingly achieving top prices, being very close to Fulham Broadway and having been over looked by most buyers who were concentrating their search in Munster Village and Parsons Green.

Mirabel Road consists of a mixture of houses, maisonettes and flats. Parallel to it, Fabian and Hartismere are also both popular for houses and flats, but still trade at lower prices than more in-demand streets closer to central Fulham.

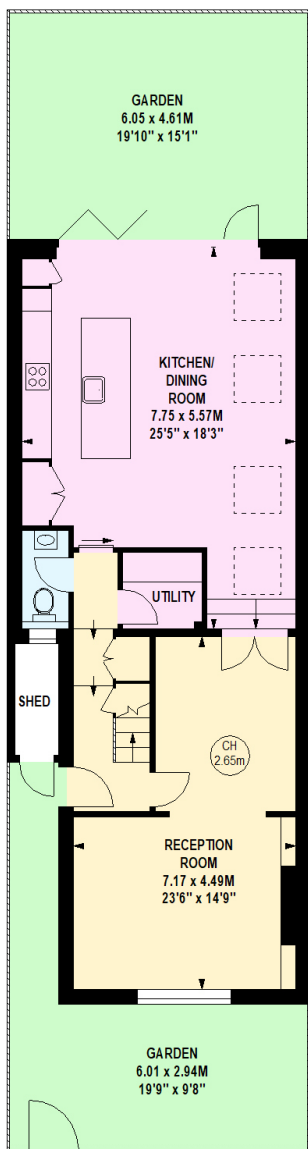
Why buy? Value for money, potential for capital gain if you’re shrewd, proximity to Fulham Broadway, West Brompton and Earls Court.

- CLOSEST:
- 🚶 Fullham Broadway (🚶 10 mins)
  - 🚶 West Brompton (🚶 13 mins)
  - 🚶 Eel Brook Common (🚶 10 mins)
- KEY:
- 📍 Property location
  - ‘North Fulham’ area of Fulham
- Read all our Fulham area guides here

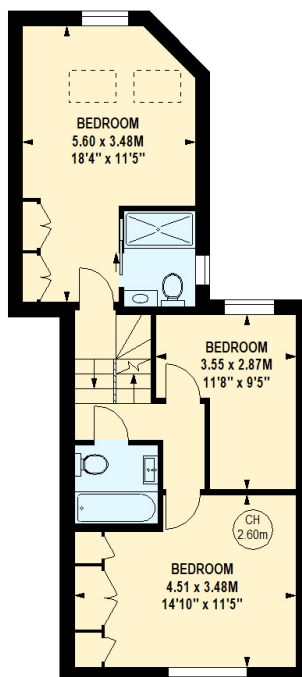


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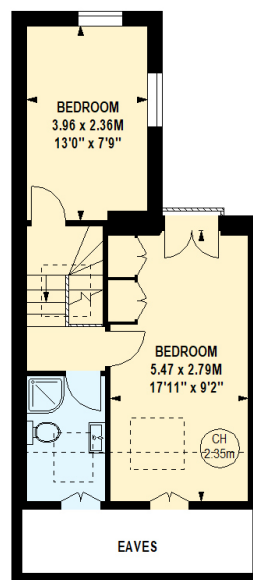
Approximate gross internal area  
168.98 sq m / 1819 sq ft  
(incl. eaves storage)  
Eaves  
6.13sqm/66sqft



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 SW6 4JA Tel: 020 7384 6790 Email: hello@brik.co.uk