

Clonmel Road, SW6

£3,300,000

BRIK





Clonmel Road

£3,300,000	6 Bed	2,919	271	H	£309,750
FREEHOLD	HOUSE	SQ FT	SQ M	COUNCIL TAX	STAMP DUTY

An outstanding, fully extended Victorian family home, finished to an excellent specification, and located just off Fulham Road in a prime spot close to Parsons Green.

Arranged over four floors and extending to almost 3,000 sq ft (280 sq m), with both the bedrooms and living spaces having been superbly balanced and implemented. The ground floor comprises a formal double reception room at the front of the house with high ceilings and period features, a separate W.C and a stunning extended bespoke German kitchen/breakfast room with integrated Miele appliances and an American style double fridge freezer. Bi fold doors open onto a landscaped private rear garden. On the basement level there is a large media/family room at the rear with Lutron lighting and built in AV system. There is also a useful office area and additional access with stairs up to the garden, a separate utility room with integrated appliances and a double bedroom with an en-suite shower room.

The first floor has an elegant and bright principal bedroom, with ample storage and a superb en-suite bathroom. There is also a further bedroom with en suite bathroom to the rear . The top floor has been fully extended (front and rear mansard conversion) to create three further double bedrooms and two bathrooms (one en-suite).

This stunning home has been finished to an excellent specification throughout, including engineered wood flooring and an underfloor heating system on the ground and basement levels as well CAT 5 cabling and a multi-room speaker system, alarm and video entry system, customised fitted joinery throughout and a fully integrated solar power system, enabling the new owner a reduction in the running costs of the house. EPC rating –

Clonmel Road is one of the best located streets in Fulham, close to the highly desirable Parsons Green with its relaxed residential feel and the many outstanding local restaurants, bars, and shops on Fulham Road just to the South making it an ideal spot. There is also a Waitrose Supermarket, and of course transport links are excellent with the underground station (District Line, Zone 2) very close to hand. You can also catch frequent buses from Fulham Road towards Chelsea and Central London.

- ✓ 6 bedrooms
- ✓ 5 bathrooms
- ✓ Formal reception room
- ✓ Family/media room
- ✓ Extended kitchen breakfast room
- ✓ Study area
- ✓ 2 separate cloakrooms
- ✓ Private garden
- ✓ Approx 2,919 sq ft (271 sq m)
- ✓ Council tax band - H



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FULHAM AREA GUIDE

Central Fulham North

This row of tree-lined streets, is home to a mix of family houses and ranks top of the list for sought-after Fulham locations.

There’s a wide range of property here, from the beautiful semi-detached ‘villas’ on the East side of Lilyville Road, to the flats at the Northern end of Rostrevor Road and Radipole Road. In general the houses are slightly larger than those in Parsons Green (with the exception of the Lion houses in the Peterborough Estate) and can reach up to 3000 sq ft with basement.

Fulham Road itself is the focus of the action – with its independent cafes, restaurants and bus routes – but Parsons Green is also very nearby. Centrally located, large houses on tree-lined streets. Many have potential for extension into the basement with the added benefit of being close to Parsons Green station.

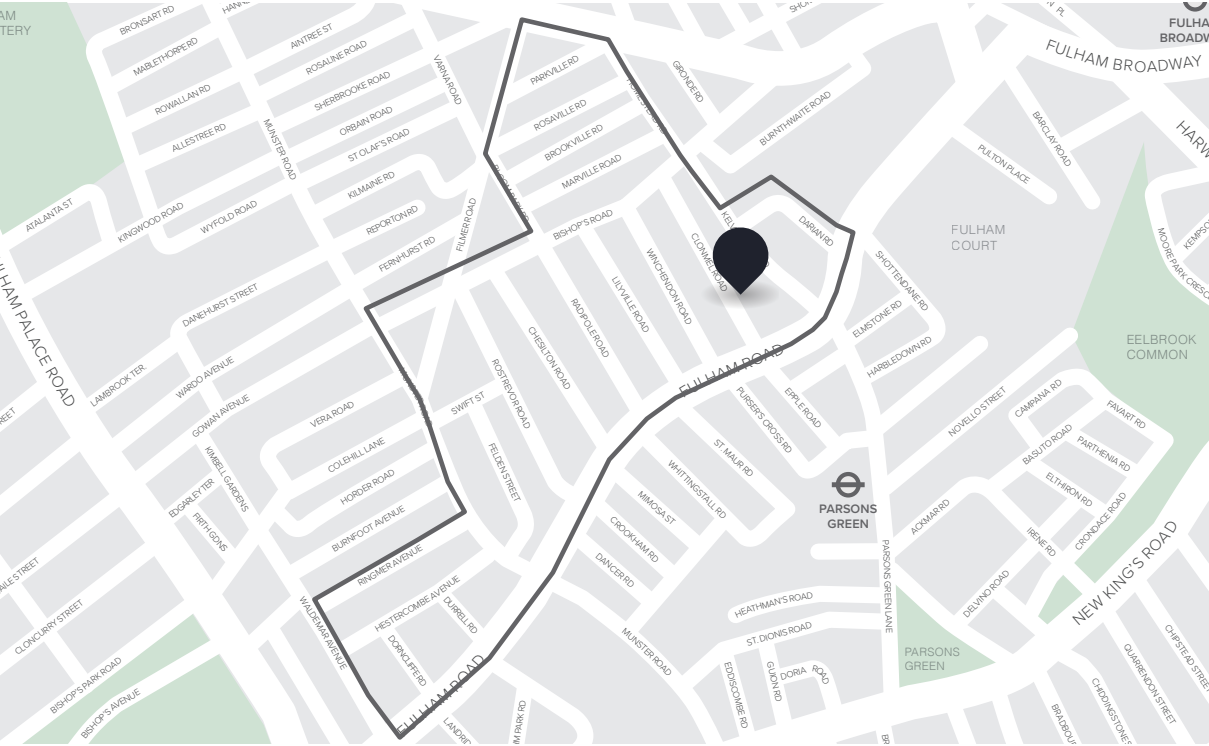
CLOSEST:

- ⊖ Parsons Green (🚶 6 mins)
- 🚏 West Brompton (🚶 23 mins)
- 🌳 Eel Brook Common (🚶 12 mins)

KEY:

- Property location
- ‘Central Fulham North’ area of Fulham

[Read all our Fulham area guides here](#)





Lower Ground Floor

Ground Floor

First Floor

Second Floor