

# Clonmel Road, SW6

£2,550,000

B R I K







# Clonmel Road

£2,550,000	5 Bed	2,198	204.19	G	£219,750
FREEHOLD	HOUSE	SQ FT	SQ M	COUNCIL TAX	STAMP DUTY

A fantastic five bedroom family home, finished to a high standard and located on a hugely popular tree lined street, close to Parsons Green.

This superb house is arranged over three floors and extended to almost 2,200 sq ft. On the ground floor is a double reception room, with bespoke joinery, wooden floors, a fireplace and 3m ceiling height. The impressive 29ft (8.85m) extended kitchen has integrated Gaggenau & Miele appliances, a large central island and ample space for dining. Bi-fold doors opening onto the West facing patio garden. The cellar space has been converted to create a useful utility and storage area. On the first floor is the principal bedroom with a small balcony and built-in storage, a further two double bedrooms and a modern shower room. The second floor has been extended to create two double bedrooms and a large family bathroom,. The house is presented in excellent condition throughout, including a recently installed Banham front door and security system. There is also potential to add a basement conversion (subject to the relevant planning permission).

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. EPC rating - TBC

- ✓ 5 bedrooms
- ✓ 2 bathrooms
- ✓ Double reception room
- ✓ Kitchen/dining room
- ✓ West facing garden
- ✓ Cellar/utility
- ✓ Great condition
- ✓ Excellent location
- ✓ 2,198 sq ft (204.19 sq m)
- ✓ Council band - G



James Sims

DIRECTOR  
18 YEARS EXPERIENCE

020 7384 6790

james@brik.co.uk



























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

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BRIK

2,198  
SQ FT

204.19  
SQ M



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