

Fabian Road, Fulham, London SW6



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As you step inside, you'll be greeted by a stunning double reception room on the ground floor, featuring original wood floors, an exquisite feature fireplace, and ornate coving.

The spacious eat-in kitchen is a culinary haven, featuring sleek tiled floors, a central island with a breakfast bar, and ample storage. Sunlight bathes the room through four Velux skylights, while bi-fold doors seamlessly connect the kitchen to a private paved courtyard, which can also be used as a driveway with space to park a car, with side access from St Thomas's Way.



Asking price: £1,600,000

Tenure: Freehold

Local authority: London Borough of Hammersmith and Fulham

Council tax band: G





On the first floor, the main bedroom awaits, spanning the entire width of the property and graced with a bay window and a delightful small balcony. Adjoined to the bedroom is a luxurious walk-in wardrobe and an en suite shower room. Another double bedroom with built-in storage and a stylish family bathroom with a shower over the bath complete this level. Ascend to the second floor and discover a generously sized third double bedroom, with abundant natural light from Velux windows on one side and rear-facing windows on the other. A convenient shower room with a corner shower, sink, and w.c. is located on this floor, along with a fourth double bedroom overlooking the tranquil rear patio. Additional features include a versatile 9.8m² cellar perfect for storage or potential redevelopment STPP into additional living space or bedrooms.





Location

Situated on a peaceful residential street, Fabian Road is a stone's throw away from several parks, as well as the convenient Fulham Broadway and Parsons Green tube stations. The bustling Fulham Road and North End Road are just a short stroll away, offering a plethora of shops, restaurants, and bars.

Excellent bus routes are also within reach for those seeking easy access to central London.

This stunning property presents a rare opportunity to experience comfortable living within a refined and well-connected community.



Approximate Gross Internal Floor Area
1876 sq ft / 174.25 sq m (Excluding eaves storage)
137 sq ft / 12.73 (Eaves Storage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
Fulham
 203 New Kings Road
 Fulham
 SW6 4SR
knightfrank.co.uk

We would be delighted to tell you more
Sam Thornton
 020 7751 2403
samuel.thornton@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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