



Perrymead Street, Fulham SW6



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An incredible five bedroom Lion House with 41 foot of south-west facing garden and two floors of entertaining space.

The ground floor consists of a front facing double reception room with a feature fireplace and beautifully kept cornicing, adjoining is further reception space laid with wooden parquet flooring, feature fireplace and doors leading to the fabulous sunny aspect garden.

In addition there is a guest WC.



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Guide price: £3,750,000

Tenure: Freehold

Local authority: London Borough Hammersmith & Fulham

Council tax band: H





The lower ground provides an open plan kitchen/dining/sitting room that is ideal for families and entertaining with further doors leading to the Mediterranean style walled courtyard.

The kitchen has been fitted with Smallbone units and integrated appliances. There is also the added benefit of a separate utility and WC.

The first and second floor offer five bedrooms and two family bathrooms, the principal bedroom has a sizeable en suite.





Location

Perrymead Street is situated in a sought-after area of Parsons Green with residents enjoying access to an array of green spaces including Parsons Green itself, Eel Brook Common, and local parks such as South Park and Hurlingham Park.

There are several excellent schools in the area such as Thomas' Fulham, Parsons Green Prep, Fulham Prep and Lady Margaret School, along with bilingual offerings of L'Ecole Marie D'Orliac and the Fulham Bilingual School. Nurseries in the area include Pippa Pop-Ins and L'Ecole des Petits.

For transport links, Parsons Green underground station (District Line) 0.3 miles away. The area has a number of bus connections to Chelsea, central London, Putney, and Hammersmith, providing travel throughout the city.



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Approximate Gross Internal Area
308 sq m / 3315 sq ft (excluding external storage & bin store)

Inclusive Total Area
314.51 sq m / 3385 sq ft

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.



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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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