

Fulham Road, London SW6

An incredible six bedroom architect designed house on the Chelsea border that has undergone a back to brick refurbishment to an exceptionally high standard throughout with a 37 foot south facing garden and off street parking.

*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.











EPC

Guide price: £3,750,000

Tenure: Freehold

Local authority: Hammersmith and Fulham

Council tax band: H

















The ground floor consists of a fabulous kitchen/dining room with an abundance of bespoke built in units, central island and integrated Miele and Bora appliances. The space is flooded with natural light from the skylight windows and full height doors leading to the sunny south facing garden. Adjoining is the bar area leading to the separate dining room. The first floor provides further reception space with beautiful oak joinery, a home office and Juliette balcony.

The second floor is dedicated to the principal suite with a dressing room, en suite bathroom with Vola sanitaryware and a south-west facing roof terrace. There are a further five bedrooms and three bathrooms on the top and lower ground floor. In addition there is a utility room, kitchenette and a separate entrance on the lower ground floor making it an ideal space for guests or a live-in nanny.

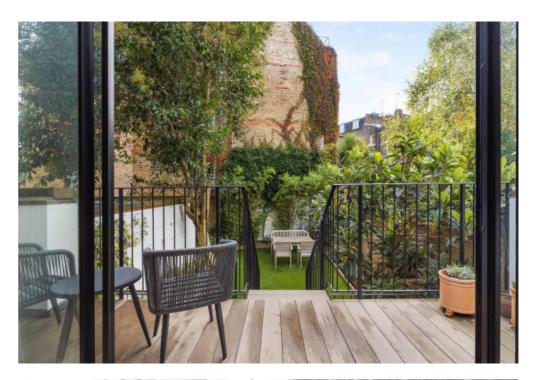
The property has been installed with heat pumps making it a gas-free home with excellent eco-credentials.

Location

Situated in this enviable position on the Fulham/Chelsea border with an array of cafes, pubs and restaurants along the Fulham Road and the famous Kings Road offering independent shops and boutiques also nearby.

An excellent spot for transport with Fulham Broadway (District Line) is just 250 yards away. In addition there is a choice of bus routes leading to and from the West End, West Brompton Station with its link to the Overground and District Line is also nearby.

All distances are approximate

















Refurbished to an exceptionally high standard throughout







Fulham Road, SW6

Approximate Gross Internal Area 311.67 sq m / 3355 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.



KEY: CH = Cailing Haight
Restricted Head Height

Third Floor 508 ft²

5.40 x 4.50 m 17-90 c 14-0

призавателем

Hustration for identification purposes only. Not to scale, Floor Plan Drawn According To RICS Guidelines.

Knight Frank

Fulham

203 New Kings Road We would be delighted to tell you more

FulhamArabella Howard-EvansJoanna SutherlandSW6 4SR020 7751 2402020 7751 2409

knightfrank.co.uk arabella.howardevans@knightfrank.jo.sutherland@knightfrank.com

PRODUCED FROM SUSTAINABLE SOURCES.

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurement distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated October 2024. Photographs and videos dated October 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.