



BOVINGDON ROAD

Fulham SW6



PETERBOROUGH ESTATE LION HOUSE

A beautifully presented Lion House, situated within the sought-after Peterborough Estate, within easy reach of Chelsea. The property offers an ideal combination of period charm and contemporary living.

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Local Authority: Hammersmith and Fulham
Council Tax band: G
Tenure: Freehold

Guide price: £ 2,600,000



SPACIOUS DOUBLE RECEPTION ROOM

Upon entering, you are greeted by a spacious double reception room, featuring an elegant fireplace and original cornicing. The room is bathed in natural light, creating a warm and welcoming atmosphere.





IMPRESSIVE OPEN-PLAN KITCHEN/DINING ROOM

Adjacent to the reception is the open-plan kitchen/dining room, an impressive space ideal for both entertaining and everyday family living. The room is enhanced by skylight windows, allowing an abundance of natural light to stream in, and large doors that open onto the beautifully landscaped rear garden, providing seamless indoor-outdoor living. The kitchen itself offers an array of high-quality units and integrated appliances, offering both style and functionality. A convenient guest WC completes the ground floor.

The lower ground level offers additional reception space, perfect for a playroom, media room, or a relaxed lounge area. This versatile space benefits from doors leading out to a private patio area. A utility room is also located on this level, providing storage and laundry space.





PRINCIPAL BEDROOM SUITE WITH BALCONY

The first floor offers two double bedrooms, including the principal bedroom, which features a luxurious en suite bathroom and a balcony. The second bedroom is served by an adjoining bathroom.

On the top floor, you'll find two further double bedrooms, and a bathroom. For added convenience, the property also benefits from a large attic space, perfect for additional storage.





LOCATION AND TRANSPORT LINKS

Bovingdon Road is a charming, tree-lined street, ideally positioned just moments from the New Kings Road. This desirable location offers access to some of the area's most sought-after green spaces, including Eel Brook Common, Parsons Green, and South Park. Residents also benefit from the extensive shopping, dining, and leisure facilities found throughout the area.

For those commuting into central London, Fulham Broadway and Parsons Green Underground stations are both nearby, offering District Line services. Additionally, numerous bus routes along New Kings Road, Wandsworth Bridge Road, and Fulham Broadway make traveling around the wider city convenient.





Approximate Gross Internal Area = 199.67 sq m / 2149 sq ft
(Excluding External Storage and Loft)
Inclusive Total Area = 211.75 sq m / 2279 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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