






WATERFORD ROAD

London SW6



# FAMILY HOME IN THE SOUGHT AFTER MOORE PARK ESTATE

An incredible high specification four bedroom home with cutting edge design and a south west facing garden situated in the sought after Moore Park Estate on the Chelsea border.

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Local Authority: London Borough of Hammersmith and Fulham  
Council Tax band: H  
Tenure: Freehold

Guide price: £3,750,000





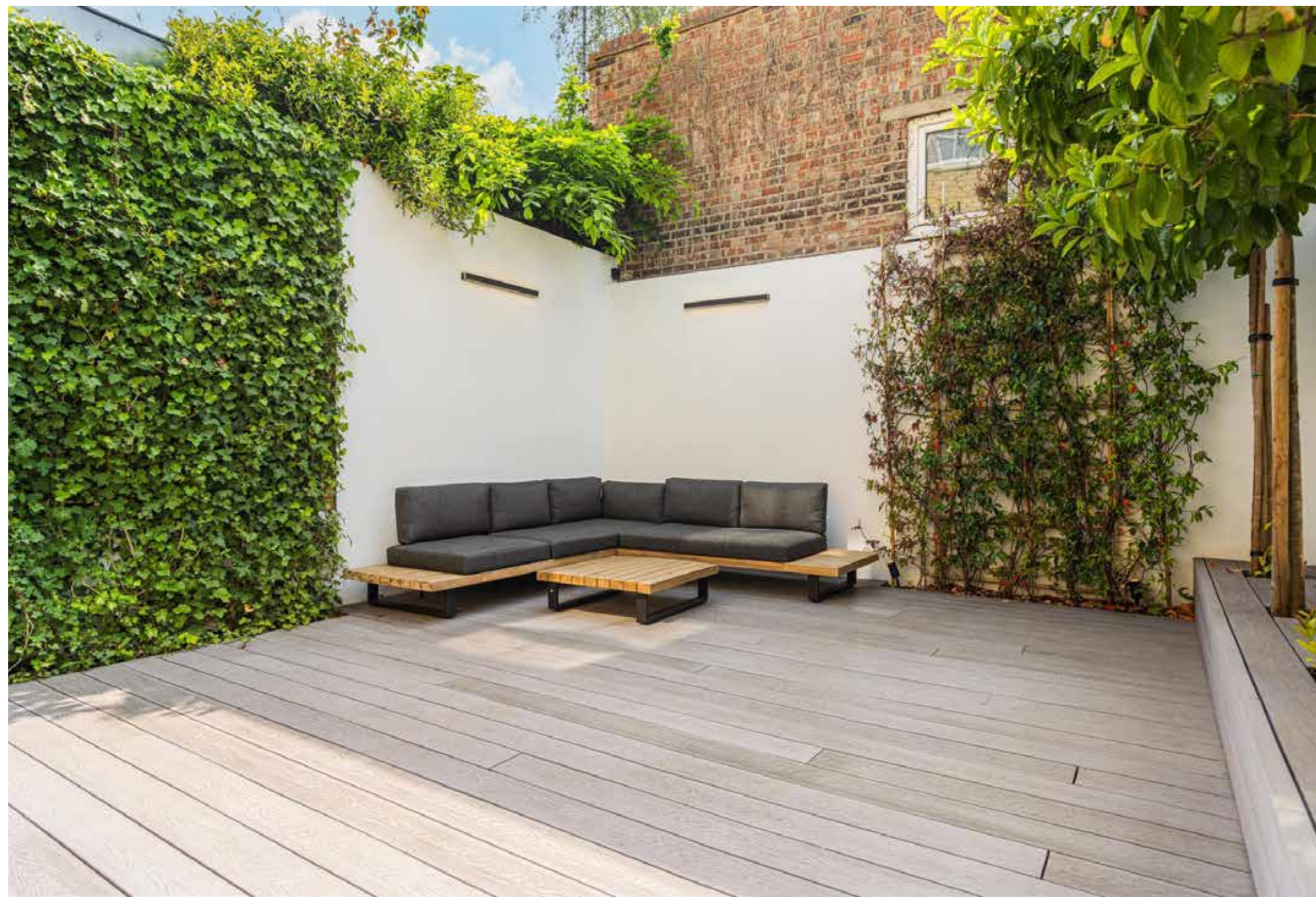
## FLOODED WITH NATURAL LIGHT THROUGH OUT

The ground floor comprises a spacious reception room with a separate home office and an impressive double height void providing a flood of natural light to both the ground and lower ground.

To the front of the property is a storage space that is ideal for bikes with an electric door for security.









## HIGH SPECIFICATION FINISH THROUGH OUT

The lower ground offers a fabulous open plan kitchen/dining room fitted with an array of contemporary units, a central island, integrated appliances and doors leading to the landscaped sunny aspect garden.

The basement has been designed perfectly for guests or a live in nanny with a media room, bedroom, en suite and utility room.







## PRINCIPAL SUITE WITH DRESSING AREA AND BALCONY

There are a further three bedrooms on the first and second floors with en suites serving each room and a dressing room to the main bedroom. In addition there is a second laundry room.

Please note; this property has the added benefit of a control 4 system making it easy to control lights, TVs and sound system. There is also air conditioning to the bedrooms and solar panels that heat the heating and hot water.

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.







## CONVENIENTLY LOCATED CLOSE TO AMENITIES

Waterford Road runs between Fulham Road and New Kings Road, conveniently located for the many shops, restaurants, bars and coffee houses of Parsons Green and Fulham Broadway.

The closest underground station is Fulham Broadway (District Line) and open green spaces of Eel Brook Common and Parson Green are also nearby.







Approximate Gross Internal Area = 238.40 sq m / 2,566 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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