

Ryecroft Street, Fulham SW6





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An impressive double fronted Lion House situated in the incredibly sought-after Peterborough Estate with an approximately 84 ft garden and garage.

The ground floor accommodation consists of a double reception room with herringbone wood flooring, a fireplace and doors to the garden. Adjacent to this is the spacious home office with further access to the garden and a WC. The lower ground comprises a kitchen with an adjoining dining room and glazed seating area overlooking the garden. The kitchen has been fitted with Seimens/Miele appliances, wine cooler and double fridge. There is an additional room that is currently used as a gym, separate utility and WC.

The first floor provides three bedrooms and a family bathroom, the principle includes built in wardrobes and an en-suite. There are a further three bedrooms on the top floor, one of which has an en-suite and the rest are served by the fourth bathroom.

To the rear of the property is the completely private 'L' shaped garden with areas of patio, mature shrub/floral borders and a substantial area laid to lawn. In addition there is an adjoining single garage.



Guide price: £3,300,000

Tenure: Freehold

Local authority: London Borough of Hammersmith and Fulham

Council tax band: H

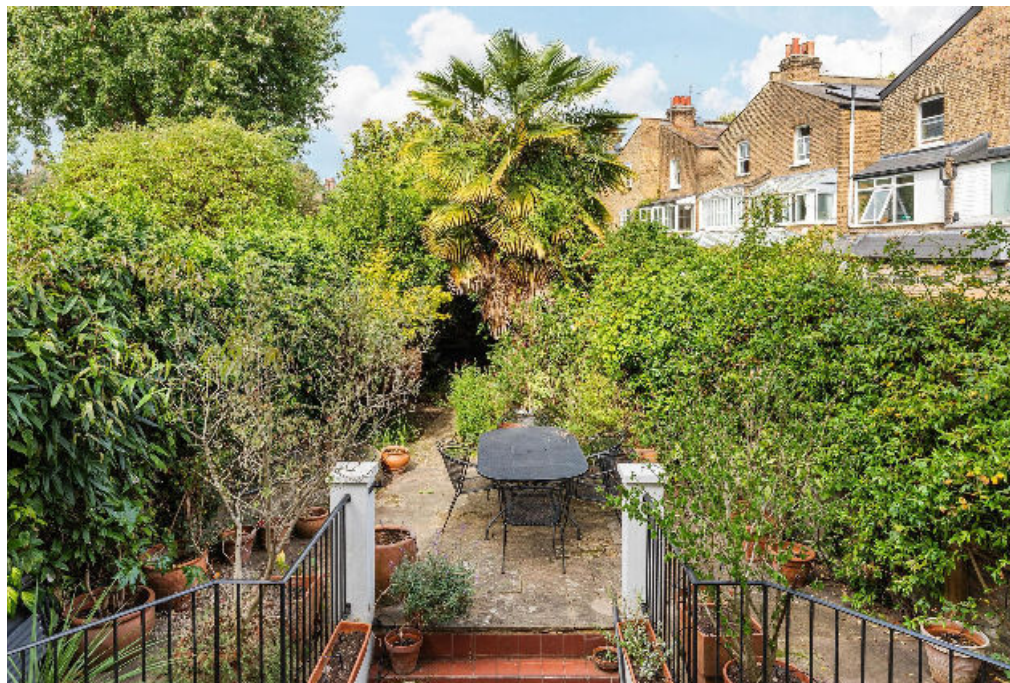






Location

Ryecroft Street is in the heart of the Peterborough Estate, a sought after area of Parsons Green close to both local shops and parks. The house is equidistant between Parsons Green (District Line) and Fulham Broadway (District Line) and has excellent bus routes on the Kings Road to Chelsea and Central London.



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Approximate Gross Internal Area

287.73 SQ.M / 3097 SQ.FT

(EXCLUDING OVERHEAD STORAGE)

OVERHEAD STORAGE 2.14 SQ.M / 23 SQ.FT

INCLUSIVE TOTAL AREA 289.87 SQ.M / 3120 SQ.FT

(EXCLUDING EAVES STORAGE)

EAVES STORAGE 5.36 SQ.M / 58 SQ.FT

INCLUSIVE TOTAL AREA 295.23 SQ.M / 3178 SQ.FT

(EXCLUDING GARAGE)

GARAGE 14.23 SQ.M / 153 SQ.FT

INCLUSIVE TOTAL AREA 309.46 SQ.M / 3331 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

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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Particulars dated September 2023. Photographs and videos dated September 2023.

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