



87B WATERFORD ROAD
London, SW6 2ET



LUXURY PROPERTY PARTNERS

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WATERFORD ROAD

This exceptional house in Fulham combines modern design with a versatile layout, ideal for both relaxation and entertaining. Boasting over 1,000 sq ft of living space, a rarity compared to many apartments on the market in the area, the property features two well appointed bedrooms, a contemporary bathroom and an expansive open-plan kitchen/reception room, all enhanced by premium materials and abundant natural light. The distinct levels, with the entrance on the first floor and main living areas on the second, create separate zones for living, dining and resting, providing a sense of space and privacy. With its stylish interiors, Freehold tenure and prime location, this residence is a rare find for discerning buyers seeking a refined urban lifestyle.

FLOOR 1 AND 2

The first floor entrance opens into a welcoming hallway, offering a functional entry point and a sense of privacy from the street. From here, an internal staircase leads up to the main living accommodation above, ensuring a smooth and secure transition to the heart of the home.



FLOOR 1 AND 2

On the upper level, the main living spaces unfold.

To the right, a bright and expansive open-plan kitchen/reception room is revealed, featuring sleek hardwood flooring and large windows that bathe the area in natural light.

The modern kitchen is outfitted with high-end appliances, a central island and generous storage - perfect for culinary enthusiasts.

The adjacent reception area provides a stylish and spacious setting for both relaxation and entertaining.





FLOOR 1 AND 2

To the left of the landing, a contemporary bathroom showcases elegant tiling and premium fixtures.

The principal bedroom is generously proportioned, offering ample space for built-in wardrobes, whilst the second bedroom presents flexibility as a guest room or dedicated home office.

Both bedrooms enjoy natural light and benefit from the elevated position, enhancing the sense of privacy and quiet.





OUTSIDE

The property boasts a private terrace, accessible from the second floor, offering a serene outdoor retreat in the heart of the city. Ideal for al fresco dining or relaxation, the terrace provides a rare and valuable outdoor space for a property in this location. While there is no dedicated off-street parking, residents may be eligible for parking permits, subject to local authority regulations.



LOCATION

Situated in the vibrant and highly desirable Fulham area, this property enjoys exceptional proximity to a variety of lifestyle and transport amenities.

It's just moments from the boutiques, cafes and restaurants of Fulham Broadway, while Eel Brook Common and Parsons Green offer nearby green spaces for leisure and recreation.

In addition to excellent connectivity via Fulham Broadway Underground Station (District Line), the property is also conveniently close to Imperial Wharf Station, providing Overground and National Rail links for swift travel across London and beyond.



GENERAL INFORMATION

SERVICES:

Mains water, gas and electric

TENURE:

Freehold

LOCAL AUTHORITY & TAX BAND:

London Borough of Hammersmith and Fulham & Council Tax Band: F

VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners Jeremiah Haroon 07796 227 792 and Damarie Campbell 07871 741 556, jeremiahharoon@luxurypropertypartners.co.uk and damariecampbell@luxurypropertypartners.co.uk

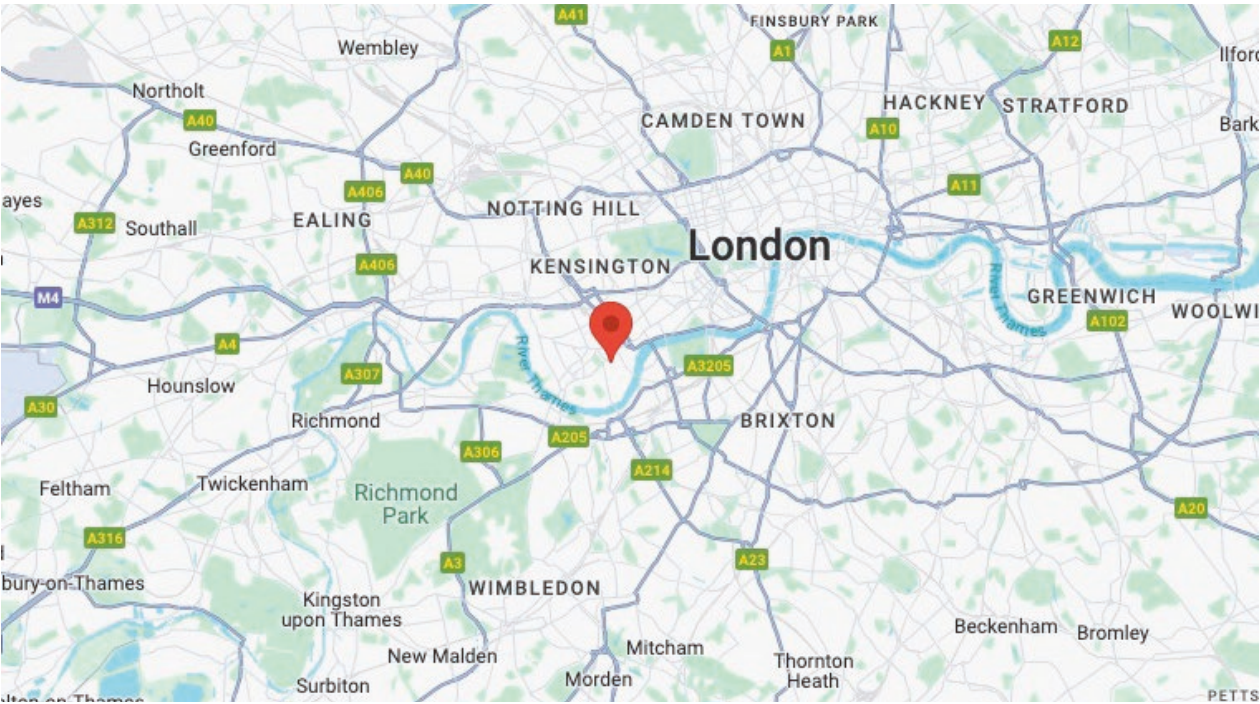
AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

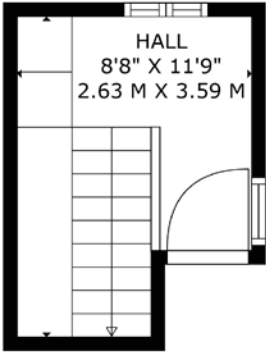
BULLET POINTS:

- Stylish two bedroom apartment in prime Fulham location
- Over 1,000 sq ft of internal living space
- Unique layout with first floor entrance
- Expansive open-plan kitchen/reception room
- Contemporary bathroom on main living floor
- Two generously proportioned bedrooms
- Private terrace for outdoor relaxation
- Freehold
- Council Tax Band: F
- EPC Rating: C

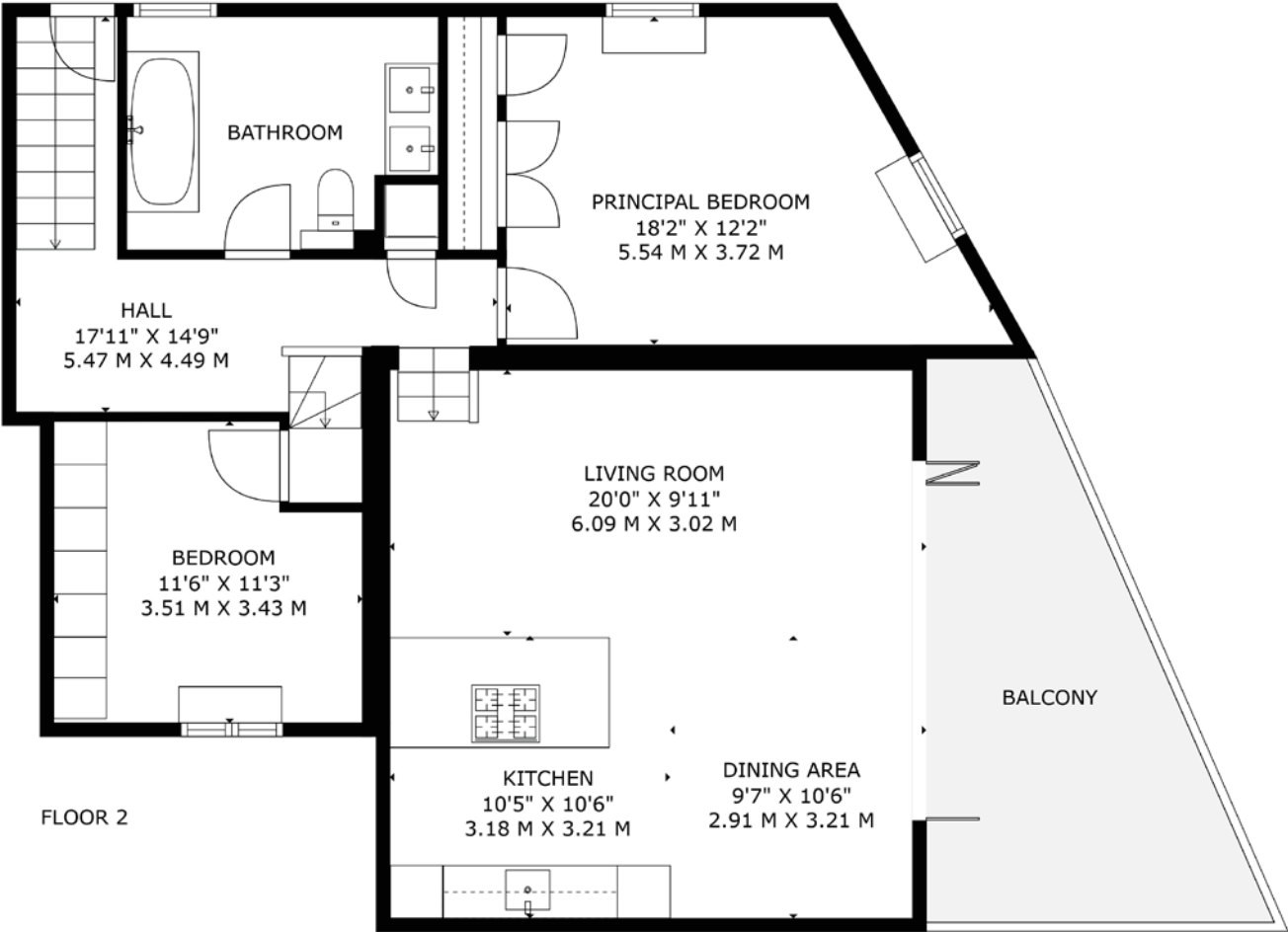
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN



FLOOR 1



FLOOR 2

TOTAL: 1057 sq. ft, 98 m2
BELOW GROUND: 90 sq. ft, 8 m2, FLOOR 2: 967 sq. ft, 90 m2
EXCLUDED AREAS: BALCONY: 176 sq. ft, 16 m2, LOW CEILING: 49 sq. ft, 4 m2

Sizes And Dimensions Are Approximate, Actual May Vary.





Jeremiah Haroon

Luxury Real Estate Consultant

M: 07796 227 792

E: jeremiahharoon@luxurypropertypartners.co.uk

Damarie Campbell

Luxury Real Estate Consultant

M: 07871 741 556

E: damariecampbell@luxurypropertypartners.co.uk

Luxury Property Partners
4 Old Park Lane, Mayfair, London,
United Kingdom, W1K 1QW
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