

# Walham Yard, SW6

£1,800,000

BRIK





# Walham Yard

£1,800,000  
FREEHOLD

4 Bed  
HOUSE

1,872  
SQ FT

173.91  
SQ M

G  
COUNCIL TAX

£129,750  
STAMP DUTY

An outstanding, four double bedroom, freehold house in a gated mews with off street parking.

This stylish and modern, architect-designed mews house is arranged over four floors and offers 1872 sq ft (173 sqm) of living space and is finished to a high specification throughout. The ground floor comprises an entrance hallway and a large reception room, complete with wood flooring and a gas fire. Stairs lead down to an impressive kitchen dining room with a central island and integrated appliances, a separate utility room and cloakroom complete this area of the house. On the first floor there are two double bedrooms with built in storage, (one has an en suite shower room & balcony access), and a separate modern family bathroom. The top floor has been extended front to back to create two further double bedrooms with built in storage and an ensuite shower room.

This superb property has been meticulously designed and completed with premium finishes throughout, including parquet flooring, underfloor heating in all bathrooms, and across the ground and lower ground floors, integrated air conditioning in all bedrooms, CAT 5 cabling, built in speaker system in the living areas and a Banham Alarm system. The house also benefits from having a secure gated parking space.

Walham Yard forms part of a small cluster of roads that are some of the closest located to Fulham Broadway (the centre of Fulham). This makes them an extremely convenient place to live with plenty of shops, cafés, and restaurants close to hand. The closest underground station is Fulham Broadway (District Line, Zone 2). However, transport links at Earls Court, Parsons Green and West Brompton are also within walking distance. You can catch regular buses from Fulham Broadway that head towards Chelsea, central London and the city. EPC rating - C

- ✓ 4 bedrooms
- ✓ 3 bathrooms
- ✓ Reception room
- ✓ Kitchen/dining room
- ✓ Separate utility & cloakroom
- ✓ Balcony
- ✓ Secure gated parking
- ✓ Freehold
- ✓ Approx. 1872 sq ft (173.91 sq m)
- ✓ Council tax band - G



James Sims

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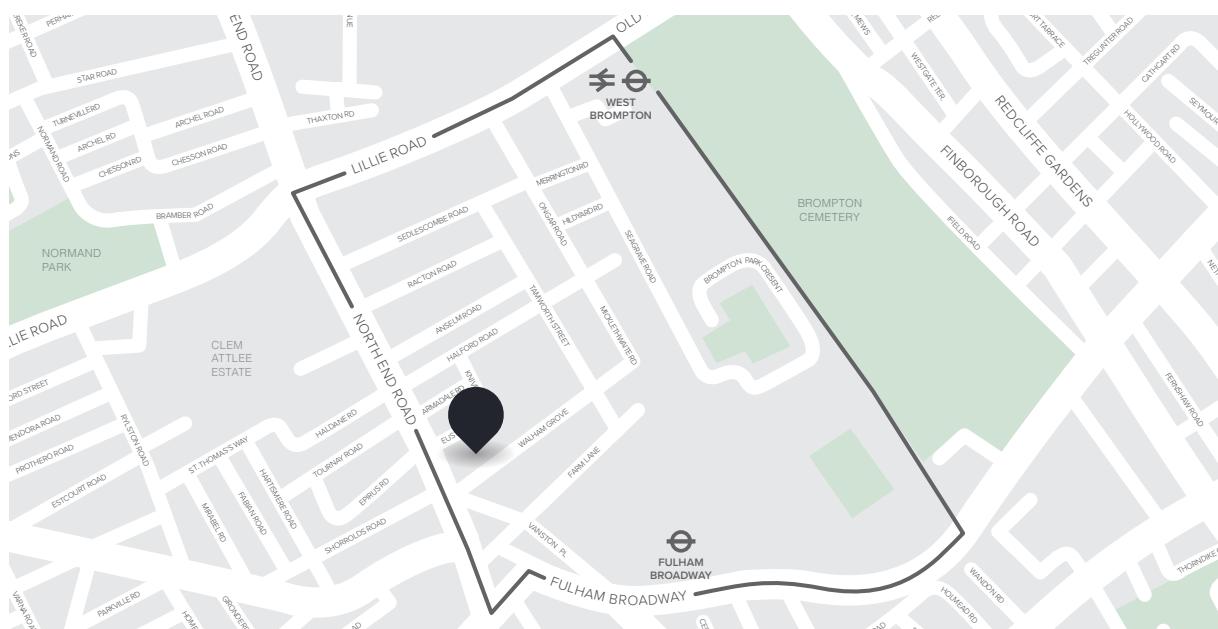
## FULHAM AREA GUIDE

# West Brompton

West Brompton lies between North End Road synonymous with its vibrant street market and the historic and beautifully landscaped Brompton Cemetery to the East, owned by the Crown and managed by The Royal Parks.

Transport in this area is great. West Brompton tube (District Line, Zone 2) provides a handy Overground rail link to Clapham Junction (two stops South) and Westfield shopping centre (two stops North), as well as services in to central London. Earl's Court underground (District Line & Piccadilly Lines, Zone 1) is walk-able too. Fulham Broadway, with its shops, cinema, restaurants, David Lloyd gym and tube is also only a short walk away. Fulham Broadway (District Line, Zone 2) tube is the closest transport link.

Property prices in this area will benefit from the ongoing Earls Court regeneration programme, involving the demolition of the Earls Court exhibition centre to make way for 800 new homes, as well as a new High Street, with independent shops, cultural and community facilities.



### CLOSEST:

- Earl's Court (20 mins)
- West Brompton (13 mins)
- Eel Brook Common (6 mins)

### KEY:

- Property location
- ‘West Brompton’ area of Fulham

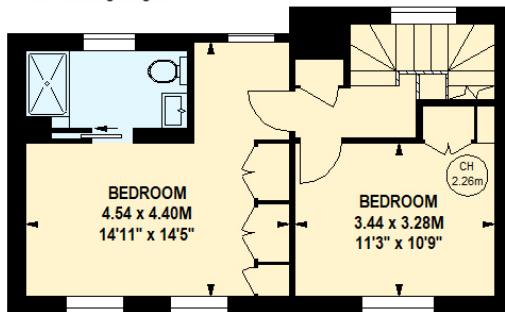
Read all our Fulham area guides here



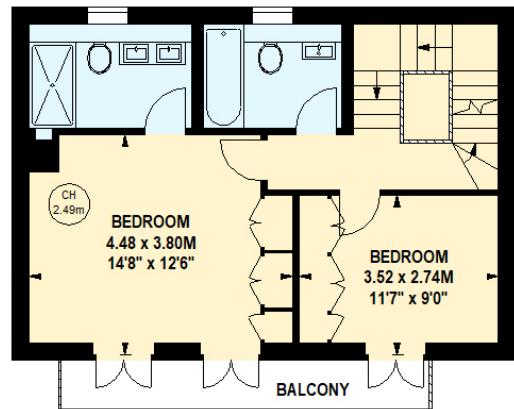
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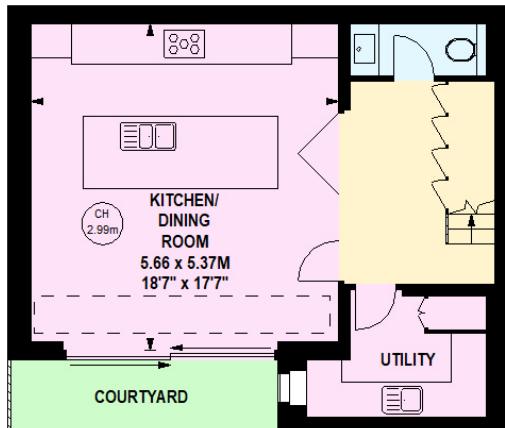
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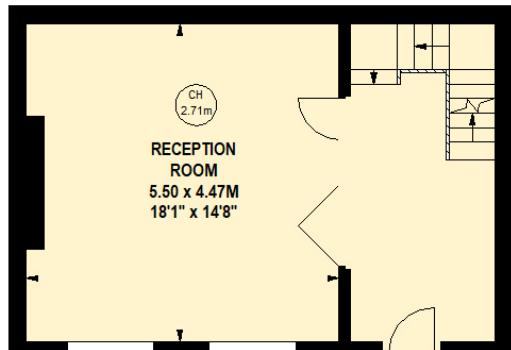
Second Floor



First Floor



Lower Ground Floor



Ground Floor

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