Knight Frank

BARCLAY ROAD

London SW6

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A special opportunity to acquire a home that is just a few years old with turn-key accommodation and the unusual benefit of a 42ft garden located right by Eel Brook Common and the underground station.

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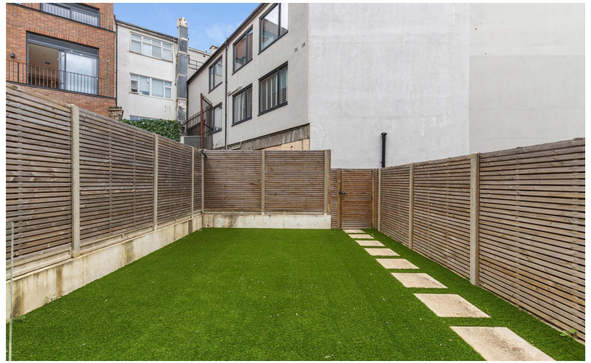
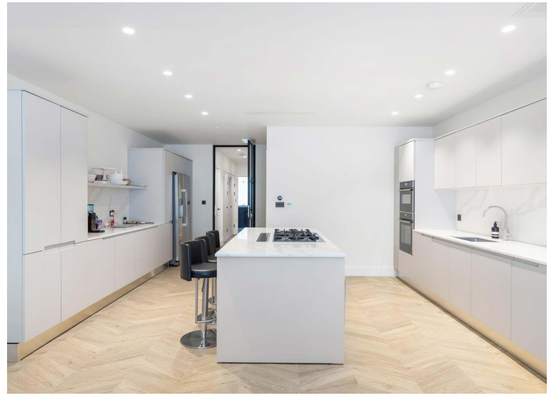
Local Authority: London Borough of Hammersmith and Fulham
Council Tax band: H
Tenure: Freehold

Guide price: £3,000,000





SPACIOUS AND VERSATILE ACCOMMODATION

The ground floor accommodation offers two reception rooms with access onto the terrace and into the substantial garden. In addition there is a guest WC.

The lower ground provides further reception space with an impressive open plan kitchen/dining room, a separate utility and a second guest WC. There is also a bedroom and shower room creating a space for a live-in nanny.

There are a further four bedrooms on the first and second floors, two of which include en suites and the rest served by the main bathroom. There is also three fabulous roof terraces.

PERFECTLY POSITIONED NEAR EEL BROOK COMMON

Barclay Road is a sought-after street situated just off Eel Brook Common. It is well-located for a splendid array of local amenities with trendy restaurants such as the Michelin starred Harwood Arms, bars, a cinema complex, shops and boutiques and a choice of top grade supermarkets such as Waitrose and the awaited Marks and Spencer.

Fulham Broadway is the closest underground station (District Line), with convenient bus routes providing access to and from the West End. West Brompton Station, with its Overground link, is also nearby, ensuring excellent transport options.

Please note, the property title contains historic utility easements and reservations. Further information is available from the sales team. The property is not eligible for a residents' parking permit.

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

(Including External Storage)
Approximate Gross Internal Area = 283 sq m / 3,056 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)

Arabella Howard-Evans
+44 20 7751 2402
arabella.howardevans@knightfrank.com

Knight Frank Fulham
203 New Kings Road
London SW6 4SR

knightfrank.co.uk

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