



CONIGER ROAD

London SW6



## CONIGER ROAD LONDON SW6

An impressive west-facing Lion House positioned on one of the most coveted streets within the esteemed Peterborough Estate.

			EPC
5	4	2	D

Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: G

Tenure: Freehold

Guide price: £2,850,000



## A DISTINGUISHED LION HOUSE IN THE HEART PARSONS GREEN

This beautifully proportioned residence offers elegant family living, combining generous entertaining spaces with thoughtfully arranged bedroom accommodation.

The ground floor presents a striking double reception room featuring bespoke joinery, a feature fireplace, and wonderful natural light. To the rear lies a superb open plan kitchen and dining room, designed with contemporary family living in mind and complete with a central island, fitted units and integrated appliances. Full-height doors open directly onto a 26 ft west-facing garden. A guest WC completes this level. The lower ground floor provides an additional versatile living space, ideal as a media or playroom, alongside a separate utility room.







## BEAUTIFULLY APPOINTED FAMILY HOME

Bedroom accommodation is elegantly configured across the upper floors.

The first-floor hosts two well-appointed bedrooms, each benefitting from its own en suite bathroom. The top floor provides three further bedrooms, including a third en suite, complemented by a spacious family bathroom.



Please note, all timings and distances mentioned are approximates.





## LOCATION THAT ELEVATES EVERYDAY LIVING

Coniger Road is enviably situated in a sought-after area of Parsons Green. Residents enjoy close proximity to a selection of green spaces, including Parsons Green itself, Eel Brook Common, and nearby South Park and Hurlingham Park.

The area offers an excellent choice of schools, including Thomas' Fulham, Parsons Green Prep, Fulham Prep and Lady Margaret School, alongside leading bilingual options such as L'Ecole Marie d'Orliac and the Fulham Bilingual School. Nurseries including Pippa Pop-Ins and L'Ecole des Petits further enhance its family appeal.

Parsons Green underground station (District Line) is just 0.3 miles away, with numerous bus routes providing easy access to Chelsea, central London, Putney and Hammersmith, ensuring superb connectivity.





Ground Floor 884 ft²  
 First Floor 622 ft²  
 Second Floor 593 ft²  
 Lower Ground Floor 426 ft²

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

Approximate Gross Internal Area = 234.6 sq m / 2,525 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)

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