



BURLINGTON ROAD

London SW6



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A thoughtfully reimagined charming period home blending character with contemporary design, close to Bishops Park and the Thames.

   EPC
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Local Authority: Hammersmith and Fulham

Council Tax band: F

Tenure: Freehold

Guide price: £1,250,000



LOCATION & TRANSPORT LINKS

Burlington Road is a quiet, one-way residential street ideally positioned between the New King's Road and Fulham Road. The location offers easy access to the open green spaces of Bishop's Park, Hurlingham Park and the Thames riverside, while Putney Bridge is close by, providing both leisure and transport links.

An excellent selection of local shops, cafés, schools and amenities are within easy reach, and Putney Bridge Underground Station (District Line) is the nearest station, ensuring convenient connections across London.



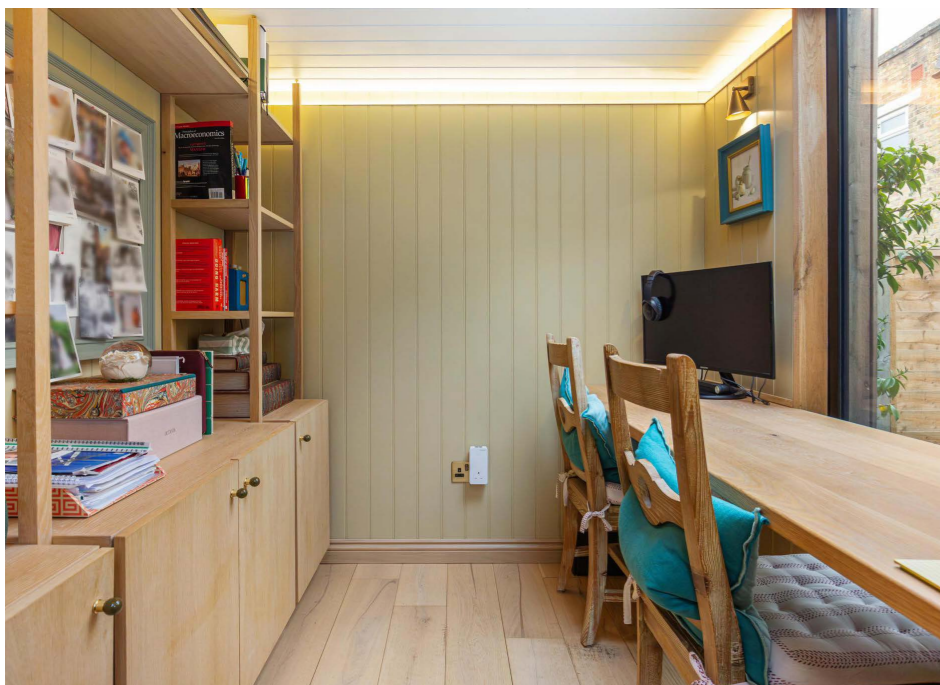


OPEN-PLAN LIVING, PRIVATE GARDEN AND HOME OFFICE

The ground floor flows effortlessly from a welcoming reception room, centred around a gas fireplace, into a striking, bespoke interior-designed kitchen at the rear. Finished in rich cabinetry and flooded with natural light from skylights and full-height glazing, the kitchen is a true centrepiece. It features Miele appliances, a statement Lacanche range cooker, integrated wine fridge, Perrin & Rowe boiling water tap, and an in-built breakfast bar ideal for both everyday living and relaxed entertaining.

Underfloor heating adds comfort and refinement, while excellent storage is seamlessly incorporated throughout. Bi-fold doors open onto a private, paved garden, thoughtfully equipped with outdoor lighting, power sockets and an external tap.

To the rear sits a fully connected garden office, perfect for home working or a creative studio. There is also discreet bike storage and the reassurance of a video doorbell system.



Any references to timings and distances are approximate and have been provided for guidance only. They should not be relied upon as exact.





DOUBLE BEDROOMS WITH BESPOKE STORAGE

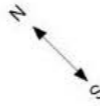
Upstairs, the property offers two characterful double bedrooms, with the principal bedroom enhanced by bespoke integrated bedside storage and wall-mounted reading lights. The bathroom is elegantly finished with a built-in cabinet and well-planned storage, while an airing cupboard adds further practicality. A modern boiler installed in 2024 ensures peace of mind.

Presented in turnkey condition, this exceptional home blends intelligent design, craftsmanship and warmth in one of Fulham's most desirable locations, within easy reach of Bishops Park, The Hurlingham Club, Hurlingham Park and excellent transport links.





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



(Including Garden Studio)
Approximate Gross Internal Area = 93.31 sq m / 1004 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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