



DOLBY ROAD

London SW6



## DOLBY ROAD LONDON SW6

A substantial and versatile family home, offering generous living space, flexible bedroom arrangements and a paved rear garden.

   EPC  
5 4 1 C

Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: G

Tenure: Freehold

Guide price: £2,200,000



## A SUBSTANTIAL AND VERSATILE FAMILY HOME

The ground floor provides excellent space for both everyday living and entertaining. A welcoming reception room, dedicated dining room, and a well appointed kitchen open through to a bright conservatory, creating a seamless flow of space overlooking the garden.

Additional features include a utility area and a cellar, offering superb storage or potential for future development (STPP). Outside, the property enjoys a lovely private garden, perfect for outdoor dining, relaxation, and family activities. With its generous internal footprint, flexible layout, and desirable combination of character and practicality, this is an exceptional opportunity to acquire a substantial home in a sought after setting.





## A BEAUTIFULLY BALANCED FIVE-BEDROOM HOME

This well-proportioned property features four spacious bedrooms, along with a fifth bedroom/study, ideal for home working or guest accommodation.

The principal bedroom benefits from its own en suite bathroom, while a further bedroom enjoys an en suite shower room, ensuring comfort and privacy for family or visiting guests. A family bathroom, separate shower room, and a guest WC further enhance the convenience of this impressive home.



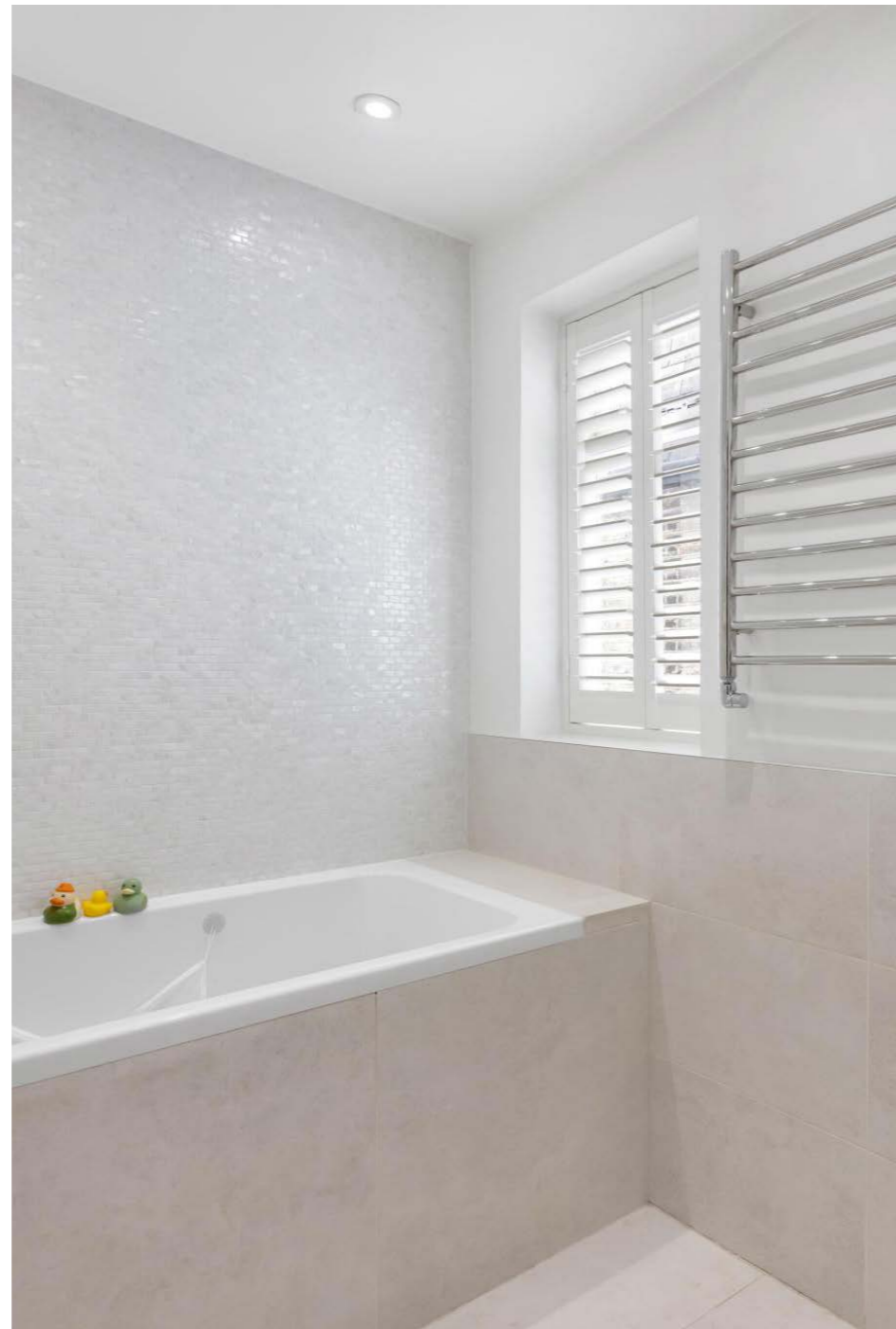


## ONE OF FULHAM'S MOST DESIRABLE POCKETS

Perfectly positioned in one of Fulham's most desirable pockets, the property sits within easy reach of Parsons Green, offering a variety of independent cafés, boutique shops, and popular restaurants. Parsons Green Underground Station (District Line) provides connections into central London, making this an exceptionally convenient base for commuters and city goers alike.

Just moments away lies the prestigious Hurlingham Club, renowned for its world class sporting facilities, immaculate grounds, and exclusive riverside setting.

With excellent schools nearby and a strong community feel, this highly sought after location offers the perfect balance of tranquil residential living and superb connectivity, all within one of Fulham's most iconic and well loved neighbourhoods.





Approximate Gross Internal Area = 181.48 sq m / 1,953 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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