

STURGES
LONDON

# Stephendale Road, Sands End

£1,100,000 Freehold










- **Exceptional 3 Bedroom, 2 Bathroom Flat**
- **Private Roof Terrace with Wonderful Outlook**
- **Refined 22' Kitchen/Reception Room**
- **Approximately 1234 sq ft [115 sq m]**
- **High Specification Bathrooms**
- **Thorough & Thoughtful Renovation**
- **Rare Ownership of the Freehold**
- **Quiet Eastern End of Sought After Road**

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An exceptional three bedroom, two bathroom maisonette, beautifully renovated and comprehensively refurbished to an exacting standard, offering approximately 1234 sq ft [115 sq m] of impressive accommodation arranged over the upper two floors of an elegant converted late Victorian house.

The property combines generous proportions, refined contemporary finishes and carefully retained period detailing. At its heart is a superb 22' x 15'8" kitchen/reception room, thoughtfully designed for both everyday living and entertaining featuring a high-specification kitchen, beautiful parquet flooring, an original period fireplace, elegant tongue-and-groove panelling and an abundance of natural light through newly installed timber-framed double-glazed windows.

All three bedrooms are exceptionally generous in size, with even the smallest measuring an impressive 15' x 10'. The principal bedroom occupies the top floor and benefits from a beautifully appointed en-suite shower room and an extensive range of bespoke fitted wardrobes. Two further substantial bedrooms are served by a luxurious family bathroom, complete with a striking freestanding roll-top bath.

Completing this outstanding home is a wonderful private roof terrace, enjoying an attractive open aspect over the gardens to the rear.

The property is quietly located at the favoured eastern end of this highly regarded road forming the backbone of the Sands End thus offering incredibly easy access to the extensive amenities of nearby Imperial Wharf and Chelsea Creek including Imperial Wharf overground station running via Clapham Junction into the City and via West Brompton (Overground & District Line) to Sloane Square, Knightsbridge and the West End. Sainsburys Superstore and the locally popular Fulham Arms Pub are also situated moments from the property as is the River Thames, via nearby Imperial Park, with its wonderful easterly and westerly Riverside walks.

**Local Authority:** London Borough of Hammersmith & Fulham
**Council Tax Band:** D

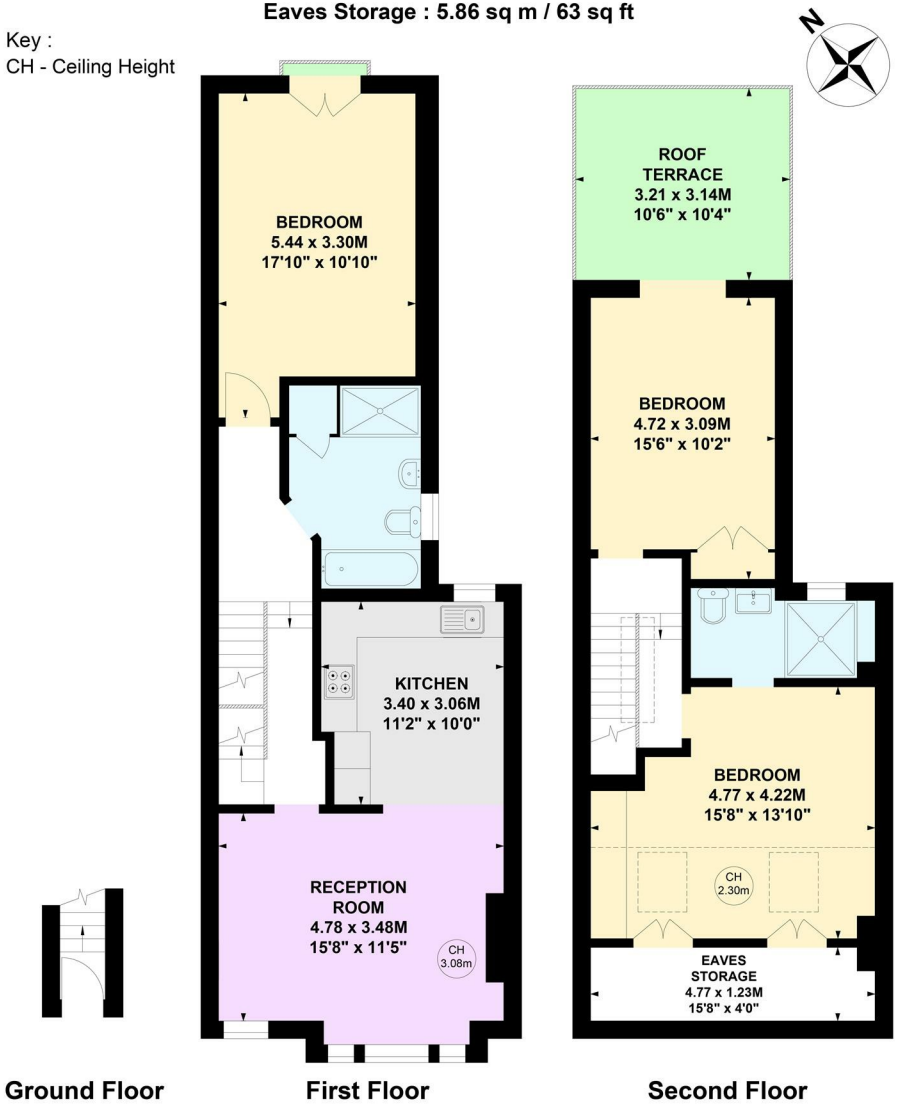
**Lease:** Freehold

STURGES
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# Stephendale Road, SW6

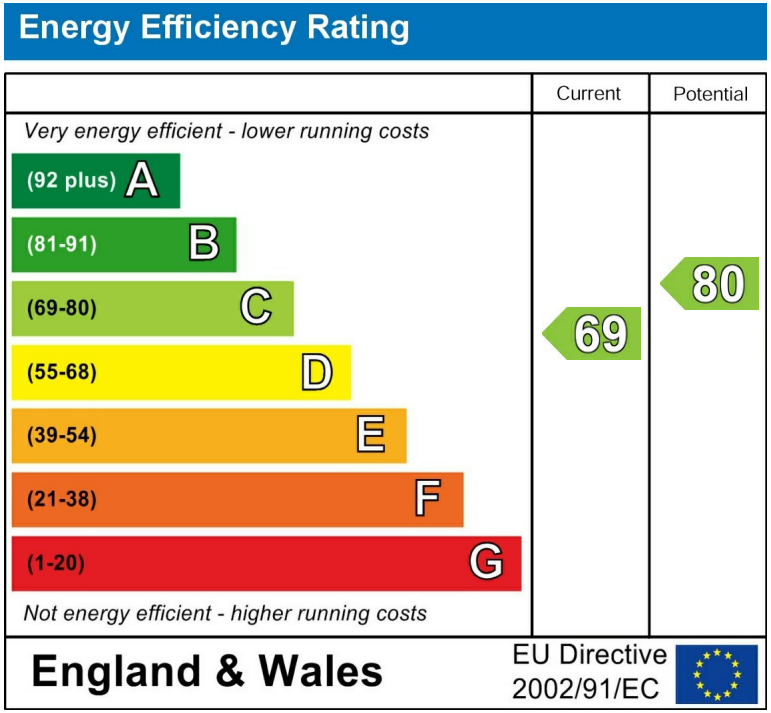
**Approximate gross internal area**
**114.69 sq m / 1234 sq ft**
**(Including Eaves Storage)**
**Eaves Storage : 5.86 sq m / 63 sq ft**

Key :
CH - Ceiling Height




**Ground Floor** **First Floor** **Second Floor**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.




## For more information, please contact:

(Tel) 020 3393 2002
(Email) hello@sturgeslondon.co.uk

668 Fulham Road, Parsons Green, London, SW6 5RX

sturgeslondon.co.uk

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