

# Waterford Road

£1,495,000

BRIK





# Waterford Road

£1,495,000 | 3 Bed | 1,291 | 119 | F | £93,250  
 LEASEHOLD | MAISONNETTE | SQ FT | SQ M | COUNCIL TAX | STAMP DUTY

An outstanding three double bedroom, upper maisonette with its own entrance, private roof terrace and located on the Chelsea borders, in the desirable Moore Park Estate.

This substantial maisonette is finished to an exceptional standard throughout, is arranged over three floors and offers almost 1,300 sq ft of living space. Entering the property on the raised ground floor through its own entrance, you'll walk into a large double reception room with high ceilings and wood flooring, creating a wonderfully light and spacious entertaining space. There is also a modern shower to the rear of this floor. Stairs lead up to a half floor landing where there is a modern kitchen breakfast room with integrated appliances. On the first floor are two large double bedrooms, both with built in storage. The top floor has been converted to create a stunning principal bedroom with ample built in storage and a large en-suite with a bath and separate shower. This stylish property also benefits from having a superb southwest facing roof terrace, accessed from the second floor landing.

Waterford Road is a quiet residential street, due to the bollards at the end of the road, restricting all through traffic. This maisonette is located in the desirable Moore Park Estate and is only a stone's throw from Chelsea. With large square windows and linear terraces, the properties in this area are also some of only a handful that look different to their Victorian cousins that make up the rest of Fulham. With its proximity to Chelsea and it running off the famous Kings Road, the area is not only one of the most desirable, but also one of the most convenient, being located very close to Fulham Broadway with its shops, independent cafés, restaurants, and underground station (District Line, Zone 2).

There is also a David Lloyd gym and Waitrose supermarket very close by, as well as the large open spaces of Eel Brook Common are also only a short walk away. EPC rating – C

- ✓ 3 double bedrooms
- ✓ 2 bathroom (1 en-suite)
- ✓ Double reception room
- ✓ Modern kitchen
- ✓ Southwest facing roof terrace
- ✓ Own entrance
- ✓ Sought after location
- ✓ Excellent condition
- ✓ Approx. 1,291 sq ft (119 sq m)
- ✓ Council Tax band - F



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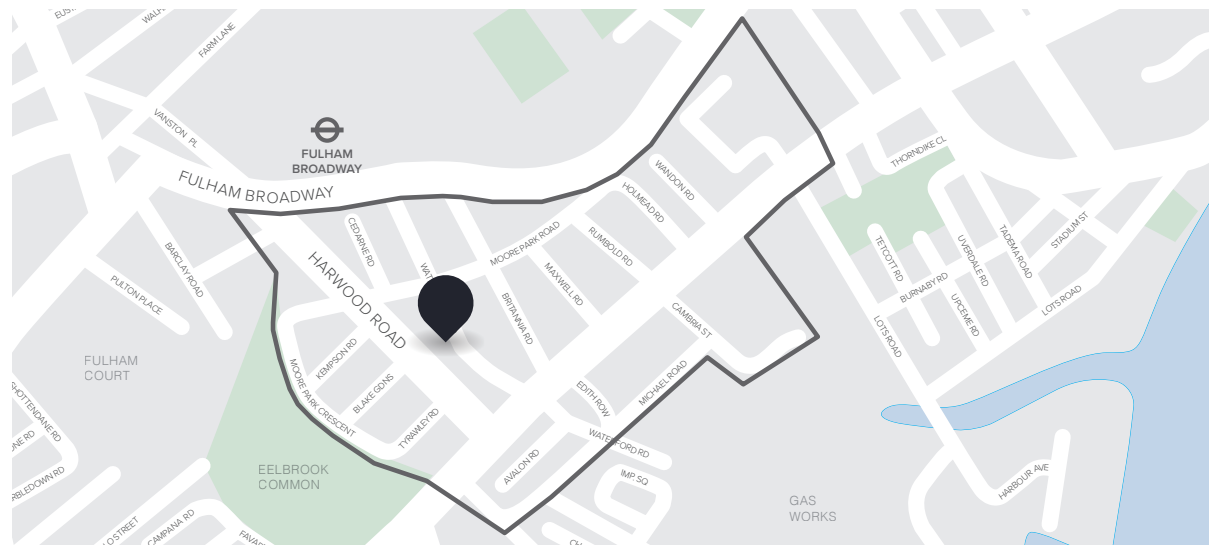
## FULHAM AREA GUIDE

# Moore Park Estate

Sandwiched between Fulham Broadway with its bars, restaurants and underground station, the famous King's Road and the large open spaces of Eel Brook Common, this area is in high demand. Take a stroll down the nearby section of King's Road and you'll find dozens of high-end designer interior shops lining the route to Chelsea, and marking the path that Chelsea buyers have been treading on their way to Fulham for a decade.

The properties here consist mainly of large, flat fronted three-storey terraces. Good houses are snapped up by families that would certainly have been buying in Chelsea only a few years ago, and younger buyers who can afford the price tag love flats which are so close to the action at Fulham Broadway.

Musgrave Crescent, set on a slight embankment and bordering Eel Brook Common, commands a panoramic view across the park and is one of the prettiest streets in the area. Other great roads are Moore Park Road, Waterford Road and Holmead Road which all have large houses and maisonettes close to Chelsea but at Fulham prices, great transport links and nearby green spaces.



### CLOSEST:

- 🚶 Parsons Green (12 mins)
- 🚶 West Brompton (13 mins)
- 🚶 Eel Brook Common (5 mins)

### KEY:

- Property location
- 'Moore Park Estate' area of Fulham

Read all our Fulham area guides here



