

STURGES
LONDON

Dawes Road, Fulham

£1,650,000 Freehold



- **Meticulously Renovated 4 Bedroom, 2 Bathroom House**
- **Panelled Full Width Reception Room**
- **Spectacular 36' Kitchen/Dining Room/Reception**
- **Appealing South Facing Garden**
- **Study/Occasional 5th Bedroom**
- **Approximately 2041 sq ft [189 sq m]**
- **Extensively Rebuilt with Building Warranty**
- **Well Located for both Fulham Broadway & Parsons Green**





Dawes Road, London

An interior designed, meticulously presented 4 bedroom, 2 bathroom family house recently the subject of a thorough rebuild and renovation programme creating a spectacular home of over 2040 sq ft [189 sq m] offering exceptional living space without distracting from the practicalities of generous, well proportioned bedrooms and bathrooms.

The focus of the house are the full width 27' x 16' reception room with parquet flooring and cosy adjoining study across the raised ground floor. Downstairs is the truly remarkable 36' kitchen breakfast room running the full length of the lower ground floor opening, via an expanse of bifolding doors, to the pretty and appealing south facing garden.

The location of this well situated home is brilliantly convenient for the extensive amenities of both Fulham Broadway and Parsons Green including their respective underground stations (District Line), Waitrose supermarket only 200m from the front door, the recently opened M&S Food Store the Vue Cinema and a host of local shops, bars, bakeries and restaurants.

Local Authority: London Borough of Hammersmith & Fulham

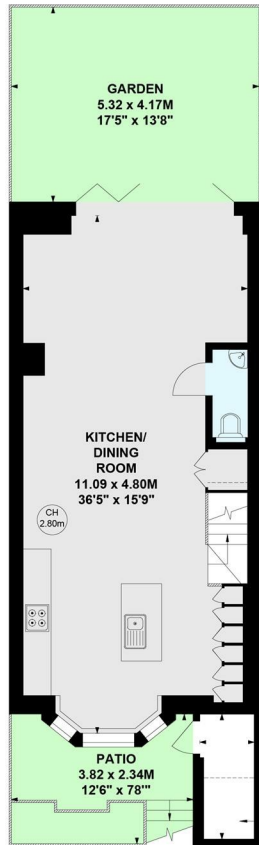
Council Tax Band: H

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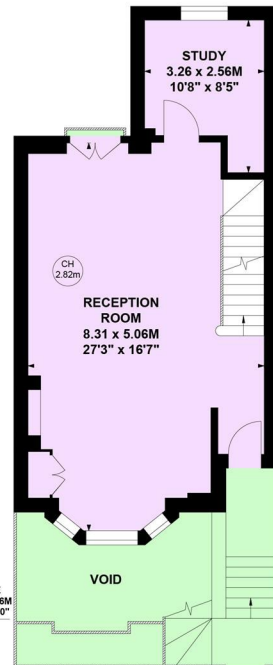
Dawes Road, SW6

Approximate gross internal area
 189.63 sq m / 2041 sq ft
 (Including Eaves Storage & Store)
 Eaves Storage : 5.78 sq m / 62 sq ft
 Store : 2.96 sq m / 32 sq ft

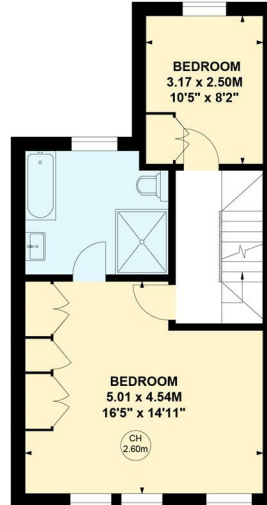
Key :
 CH - Ceiling Height



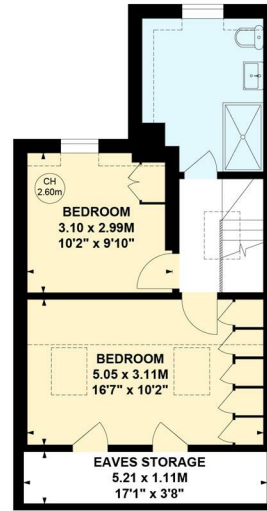
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor

STORE
 2.68 x 1.16M
 8'9" x 3'10"

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.