



SHORROLDS ROAD

London SW6



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A beautifully presented chain free family home offering just over 1,800 sq ft of internal space, with further scope to extend (STPP), situated on a desirable residential road in SW6.

   EPC
4 3 1 D

Local Authority: Hammersmith and Fulham

Council Tax band: F

Tenure: Freehold

Guide price: £1,625,000



A BEAUTIFULLY ARRANGED FULHAM FAMILY HOME

Behind its charming front façade, the house opens into a spacious double reception room, enhanced by elegant coving and a charming bay window that floods the space with natural light.

The layout provides excellent versatility for both living and dining arrangements while retaining a sense of period character. To the rear, a spacious eat in kitchen spans the width of the property, superbly appointed for modern family living and entertaining. With direct access to the garden, this space naturally becomes the heart of the home—ideal for everyday dining as well as hosting.







A HOME WITH ROOM TO GROW

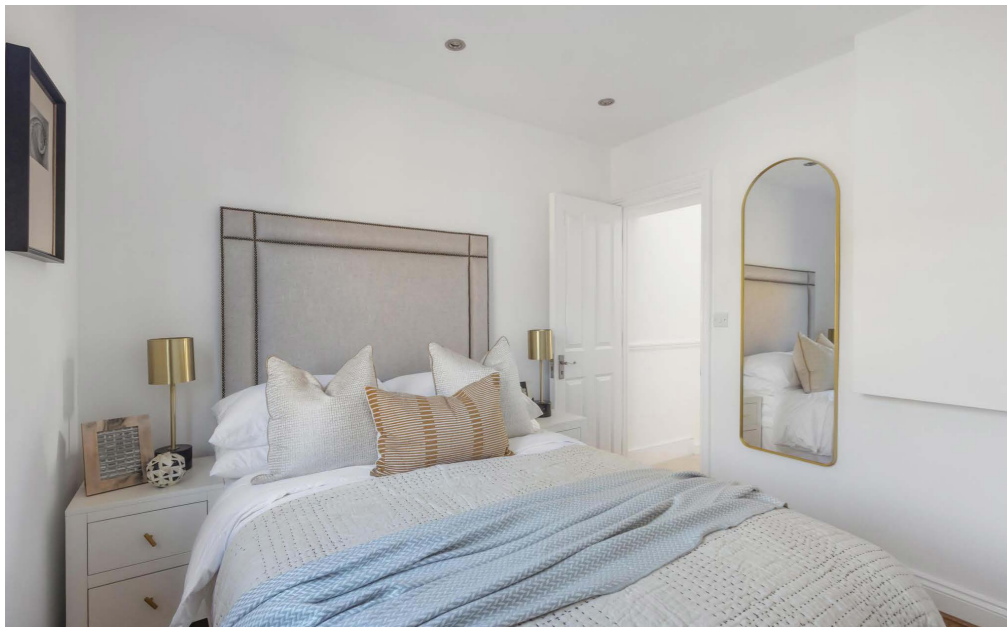
The first floor offers two well proportioned double bedrooms and a large family bathroom, while the top floor comprises two further bedrooms, an additional bathroom, and useful eaves storage.

Beneath the ground floor sits a lower ground level measuring 386 sq ft, currently arranged with two storage rooms. While the ceiling height is restricted, it offers valuable utility or storage potential and may present future development options (STPP).

In addition to the lower ground level, the property may also lend itself to a front mansard extension, subject to the necessary planning permissions—providing an opportunity for buyers seeking future expansion potential.

All distances and timings mentioned are approximates.





PERFECTLY POSITIONED IN THE HEART OF FULHAM

Shorrolds Road is a sought after residential street in the heart of Fulham, ideally positioned to take full advantage of the area's extensive lifestyle and transport amenities. Residents enjoy close proximity to the vibrant Fulham Broadway, home to a wide selection of independent cafés, restaurants, shops, and everyday conveniences. The location offers connectivity across London via Fulham Broadway Underground Station on the District Line, providing convenient links to Earl's Court and central London. The area is also well served by numerous bus routes.

Green spaces are also within convenient reach, with Eel Brook Common located approximately 0.4 miles away, offering open lawns, tennis courts, and recreational facilities. Families are well served by a strong selection of local schools, including Fulham Prep, Kensington Prep, and Lady Margaret School.





(Including Eaves and Excluding RHH Overhead storage)
 Approximate Gross Internal Area = 167.36 sq m / 1,801 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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