Filmer Road

£1,500,000

BRIK





Filmer Road

£1,500,000	3 BED	0000	0000
Freehold	House - Terraced	SQ FT	SQ M

This superb home is positioned at the end of a residential terrace, extending to almost 1,500 sq ft (139.26 sq m) and provides well balanced accommodation across three floors. The ground floor features a bright and elegant reception room with original period features and wood flooring, alongside a beautiful kitchen breakfast room with integrated appliances, a central island and ample space for dining. There is also a useful cellar providing additional storage. Double doors from the kitchen open onto a private, southeast-facing garden measuring approximately 18'9" (5.71 m), creating an excellent space for entertaining and outdoor dining.

The first floor comprises a principal bedroom with built-in storage, a second bedroom and a generous family bathroom with both a separate shower and bath. The top floor offers a further double bedroom with an en-suite shower room, high ceilings and access to a useful eaves storage area. Planning permission has also been granted for a rear mansard loft extension and a ground-floor rear extension, offering the opportunity to create additional living space and a fourth bedroom, if required. App No: 2024/03202/FUL

Filmer Road is ideally located just north of the Fulham Road, with its excellent selection of independent restaurants, cafés and boutique shops. Parsons Green Underground Station (District Line, Zone 2) is within easy walking distance, as are the open green spaces of Bishops Park and the Thames Path. Regular bus services from the Fulham Road also provide convenient connections towards Fulham Broadway, Chelsea and Central London. EPC rating - D

- 3 bedrooms
- 2 bathrooms
- Reception Room
- Modern kitchen breakfast room
- Southeast facing garden
- Cellar
- Desirable location due to school catchment area
- Planning permission granted
- Approx. 1,499sq ft (139.26)
- Council tax band - F

JAMES SIMS
020 7384 6790
james@brik.co.uk







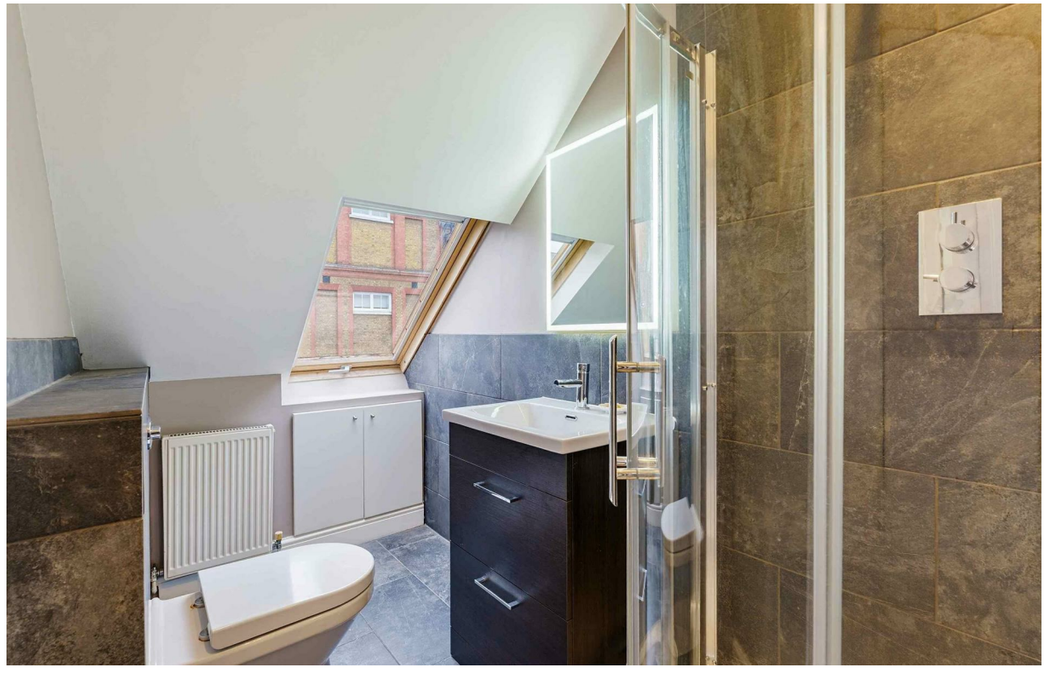










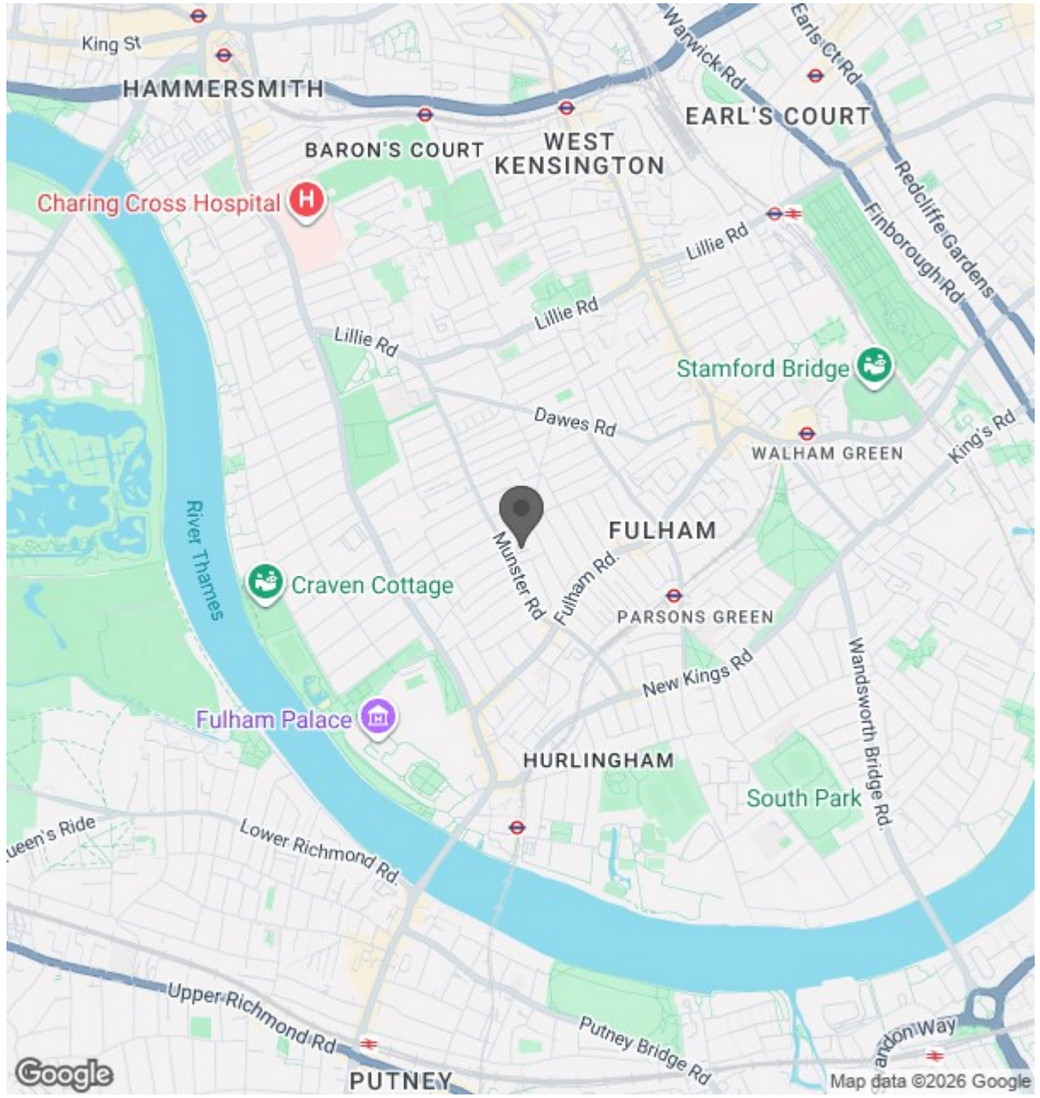




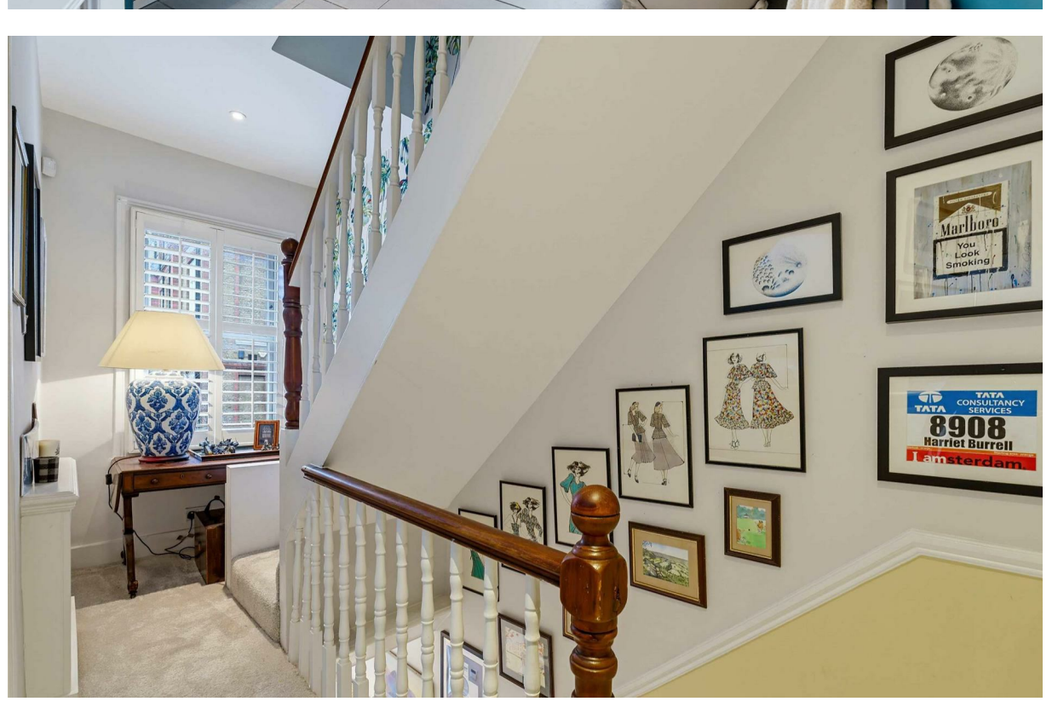



WONDERFUL WORLD

Location


King St
HAMMERSMITH
BARON'S COURT
WEST KENSINGTON
EARL'S COURT
Warwick Rd
Earls Ct Rd
Redcliffe Gardens
Finborough Rd
Charing Cross Hospital
Lillie Rd
Lillie Rd
Lillie Rd
Stamford Bridge
Dawes Rd
WALHAM GREEN
King's Rd
River Thames
Craven Cottage
Munster Rd
Fulham Rd
FULHAM
PARSONS GREEN
New Kings Rd
Wandsworth Bridge Rd
Fulham Palace
HURLINGHAM
South Park
Queen's Ride
Lower Richmond Rd
Upper Richmond Rd
Putney Bridge Rd
PUTNEY
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You Look Smoking
TATA CONSULTANCY SERVICES
8908
Harriet Burrell
Amsterdam

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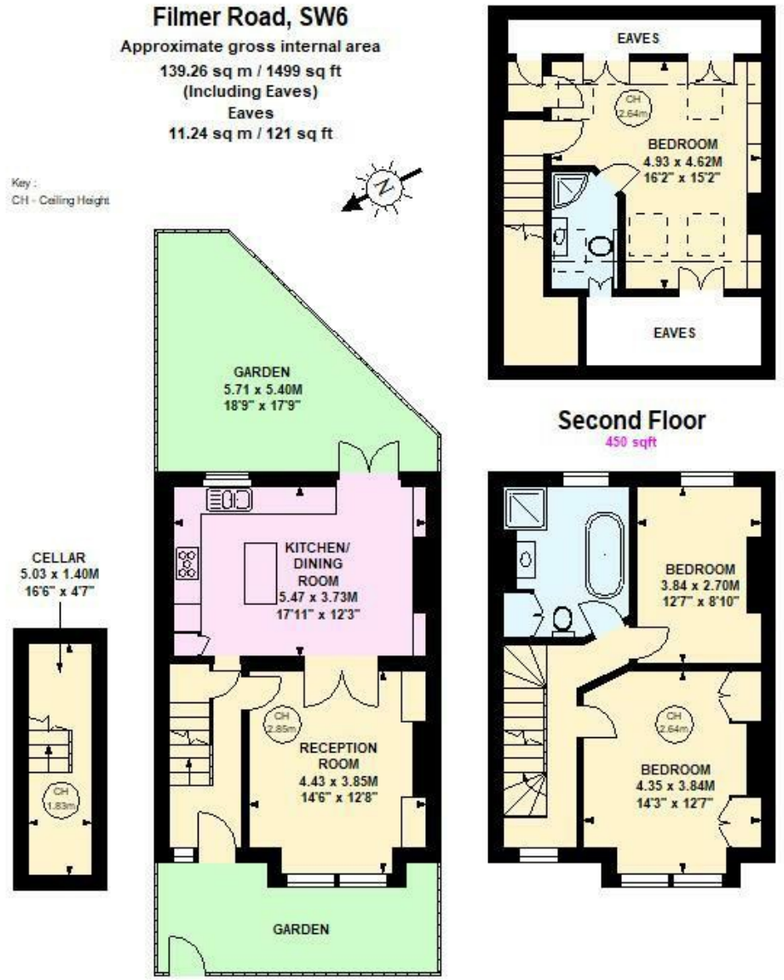
0000
SQ FT

0000
SQ M

Filmer Road, SW6

Approximate gross internal area
139.26 sq m / 1499 sq ft
(Including Eaves)
Eaves
11.24 sq m / 121 sq ft

Key :
CH - Ceiling Height



Second Floor
450 sqft

Cellar
76 sqft

Ground Floor
486 sqft

First Floor
487 sqft

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.

Important notice Brik give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Brik, 77 Parsons Green Lane, Fulham, London SW6 4JA Tel: 020 7384 6790 Email: hello@brik.co.uk