

Acfold Road, SW6

£3,250,000

BRIK





# Acfold Road

£3,250,000	6 Bed	3,213	299	H	£303,750
FREEHOLD	HOUSE	SQ FT	SQ M	COUNCIL TAX	STAMP DUTY

An exceptional, six bedroom 'Lion House' located in the Peterborough Estate, one of Fulham's most sought after and prestigious locations.

This outstanding family home has undergone a thorough refurbishment throughout. The layout has been designed to optimise living-space and practicality, whilst maintaining the traditional features with over 3,200 sq ft of living space.

The ground floor provides a contemporary reception room, leading through to an extended Martin Moore style kitchen dining room, with bi-folding doors leading out to a private garden at the rear. The basement level has a large family/media room with a central glass light-well offering exception light, a separate study area, a double bedroom with a modern en-suite shower room, separate W.C and a very useful utility room. The first floor has an elegant master bedroom with a substantial en-suite bathroom, a double bedroom with en suite bathroom on the first floor. There are three further double bedrooms, and a family bathroom on the floor above.

Acfold Road is a pretty tree lined residential road within the Peterborough Estate, easily one of the very best locations Fulham has to offer. There is a variety of local boutique shops, independent cafés, and restaurants very close to hand in Parsons Green itself and many more in Fulham Broadway, a short walk away through the park, including a Waitrose supermarket and M&S Foodhall. The nearest underground station is Parsons Green (District Line, Zone 2) and there is a plethora of large open spaces to hand including Eel Brook Common, Hurlingham Park and Parsons Green itself. EPC rating - C

\*\*\* Disclaimer - Photos taken before current tenancy \*\*\*

- ✓ 6 bedrooms
- ✓ 4 bathrooms
- ✓ Double reception room
- ✓ Kitchen breakfast room
- ✓ Family/media room/study
- ✓ Private garden
- ✓ Utility room
- ✓ Great location
- ✓ Approx. 3213 sq. ft (299 sqm)
- ✓ Council tax band - H



Henry Tait-Harris

Sales Associate

020 7384 6790

henry@brik.co.uk











## FULHAM AREA GUIDE

# Peterborough Estate

Perhaps the most sought after and desirable area of Fulham, right by Parsons Green, minutes from the underground and just off New Kings Road, the “Peterborough Estate” is built on the site of Peterborough House, where Lord Mordaunt entertained the literati of the day until its demolition in 1900, and from which it takes its name.

The red-brick houses on the area’s tree-lined streets are often referred to as “Lion” houses after the lions that sit proudly atop their parapets, the trademark of the estate’s master builder, Jimmy Nichols. Rumour has it Mr Nichols ordered only 100 lions, but when 1000 were delivered he decided to expand the estate rather than destroy the surplus.

The area is well positioned to command some of the highest prices in Fulham, not least because of its geographical location by the green, the size of the houses (some extending to over 4000 sq ft) and the prestige of owning a “Lion” house. Couple this with the close proximity of Parsons Green underground station (District Line, Zone 2) and the shops, restaurants and cafés close by, including the famous White Horse Pub, known locally as the “Sloaney Pony”, and you have a recipe in demand.

### CLOSEST:

- ⊖ Parsons Green (🚶 13 mins)
- 🚏 Imperial Wharf (🚶 11 mins)
- 📍 Eel Brook Common (🚶 3 mins)

### KEY:

- 📍 Property location
- ‘Peterborough Estate’ area of Fulham

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