



EPPLEROAD, LONDON SW6



EPPLE ROAD LONDON SW6

A fabulous four bedroom house situated on this incredible street in the heart of Parsons Green just 300 yards from the underground station and on the doorstep of local cafes, restaurants and shops.

   EPC
4 2 2 D

Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: G

Tenure: Freehold

Guide Price: £2,000,000



SITTING ROOM FLOODED WITH NATURAL LIGHT

On the ground floor, there's a welcoming entrance hall leading into a bright front facing reception room with a bay window and a marble fireplace. Towards the rear, there is a second sitting room that is flooded with natural light and opens out to the private sunny aspect garden. The garden is paved with raised beds a perfect space for alfresco dining.

The lower ground provides further entertaining space with a spacious open-plan kitchen and dining area fitted with an array of units, a central island and access to the garden. There's also a handy utility room, larder and a separate guest WC.







SPACIOUS PRINCIPAL BEDROOM

At the front of the first floor, you'll find a spacious principal bedroom featuring built-in wardrobes, offering ample storage. This level also includes a second double bedroom and a family bathroom, complete with dual sinks, a separate shower and bath.

The top floor comprises two further generously sized bedrooms, each benefiting from fitted storage. These rooms share a well-appointed bathroom, making it an ideal space for family members or guests.





LOCATION AND LOCAL AREA

Epple Road runs south off the Fulham Road, home to a vibrant mix of shops, cafés, and restaurants.

The property is 300 yards away from Parsons Green underground station (District Line) offering connections into central London. There are also frequent bus services running along Fulham Road, providing convenient links to the West End, Chelsea, and beyond.

Parsons Green itself, offers open green spaces, excellent schools, as well as an array of the independent boutiques, cafes, and popular eateries.

All timings and distances mentioned are approximates.





(Including Basement / Loft Room)
 Approximate Gross Internal Area = 185.16 sq m / 1,993 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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