

THIS
KITCHEN
IS FOR
DANCING

EPIRUS ROAD

London SW6



EPIRUS ROAD LONDON SW6

Set on a sought after Fulham street, this beautifully arranged three bedroom home offers exceptional living space, stylish interiors and direct access to a private garden—perfect for modern London living.

   EPC
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Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: E

Tenure: Share of freehold, approximately 988 years remaining

Guide price: £1,150,000



EXCEPTIONAL LIVING SPACE

The heart of the home is the generous open plan kitchen and dining area, stretching nearly 23 feet in length. With its warm wooden floors, excellent natural light and seamless flow, it provides an inviting and versatile space for cooking, dining and entertaining. Bi fold doors open directly onto the garden, creating an effortless indoor-outdoor connection ideal for summer gatherings or a quiet morning coffee in the sun.

Leading from the kitchen, the impressive dual aspect reception room extends over 26 feet, offering superb volume for relaxing or hosting with its elegant proportions and continuous wooden flooring give the home a cohesive, contemporary feel.





WELL PROPORTIONED BEDROOMS

Accommodation is thoughtfully arranged across three levels. The lower ground floor features a spacious principal bedroom complemented by an en suite bathroom with separate bath and shower. The bathroom previously had dual sinks one of which was removed so to have changing facilities for a baby.

Two additional bedrooms and a further bathroom are set on the first floor, each well proportioned and filled with natural light.

With approximately 1,197 sq. ft of internal space, generous room sizes throughout, direct garden access and beautifully finished living areas, this Epirus Road home is a standout opportunity in SW6—just moments from the vibrancy of Fulham Broadway.





LOCAL AREA AND TRANSPORT

Epirus Road is a quiet, tree-lined residential street set in the heart of Fulham, perfectly positioned for the best of SW6 living. Just moments from the vibrant amenities of Fulham Broadway, the area offers an excellent choice of cafés, independent shops, restaurants and everyday conveniences, including top end supermarkets and a lively daily market on North End Road.

Transport links are superb. Fulham Broadway Underground Station (District Line, Zone 2) is close by, providing connections into central London and beyond. West Brompton (Overground and Mainline services) is also within easy reach, along with several well-served bus routes for journeys across Chelsea, the West End and the City.

Please note: There is no formal service charge. The building is self-managed by the freeholders and costs are shared between the flat owners on an ad-hoc basis as and when incurred.

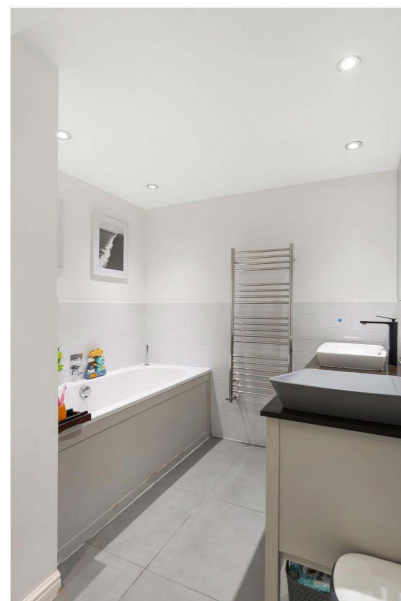




Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Approximate Gross Internal Area = 111.22 sq m / 1,197 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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