

# Moore Park Road

Guide Price £2,150,000

BRIK



# Moore Park Road

£2,150,000

Freehold

4 BED

House - End Terrace

0000

SQ FT

0000

SQ M

This outstanding property is arranged over three floors and has been extended to provide almost 2,200 sq ft of living space. The house comprises a 17'3" (5.62m) wide double reception room on the ground floor finished wood flooring, two feature fireplaces, a log burner, and a stunning glass wall overlooking the extended kitchen. The lower ground level has been converted to create an impressive contemporary 39ft (12m) kitchen breakfast room with ample space for informal family living. The glass atrium and bi fold doors flood the rear of the house with nature light, as well as opening onto a south facing tiered garden with the additional benefit of having access from the street as well. The bedroom accommodation is arranged over the ground and first floors to provide four double bedrooms and three bathrooms. An additional guest WC can be found on the ground floor.

Moore Park Road is an attractive road in the coveted Moore Park Estate. The houses are also some of only a handful that look different to their Victorian cousins that make up the rest of Fulham, with their proximity to Chelsea. The area is not only one of the most desirable but also one of the most convenient, being located very close to Fulham Broadway with its shops, independent cafés, restaurants, and underground station (District Line, Zone 2). There is also a David Lloyd gym, Waitrose, and M&S Foodhall close by. The large open spaces of Eel Brook Common, as well as the chic bars, restaurants and galleries of Chelsea, boutiques of Knightsbridge, and the museums of South Kensington are only a short distance. This area is also spoilt with an array of excellent schools EPC rating -

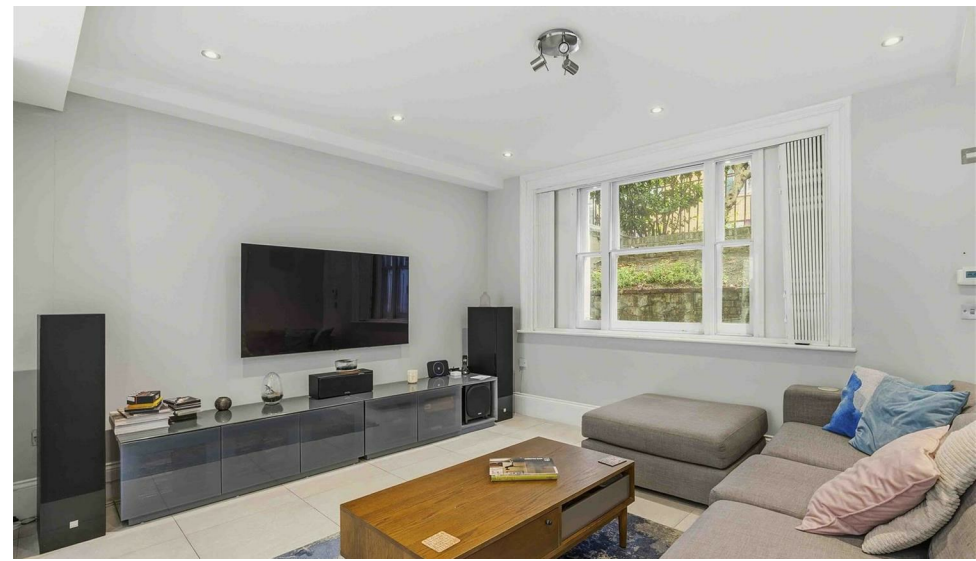
- 4 bedrooms
- 3 bathrooms
- Wide reception room
- 39ft (12m) Kitchen / breakfast room
- 2 x W.C & Utility room
- South facing garden
- End of terrace
- Superb entertaining space
- Approx. 2,182 sq ft (202.71 sq m)
- Council Tax band - G

**JAMES SIMS**

020 7384 6790

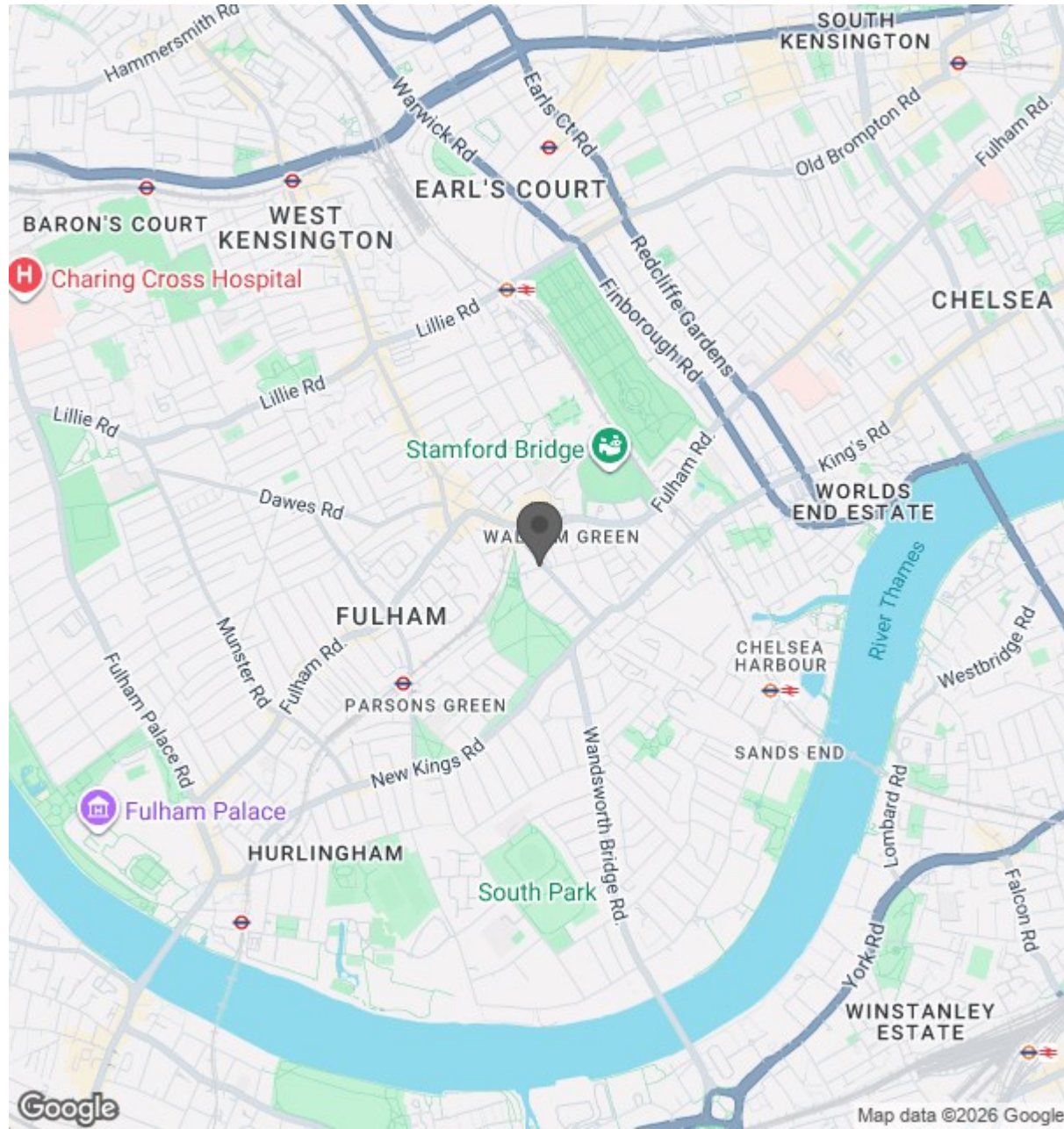
james@brik.co.uk







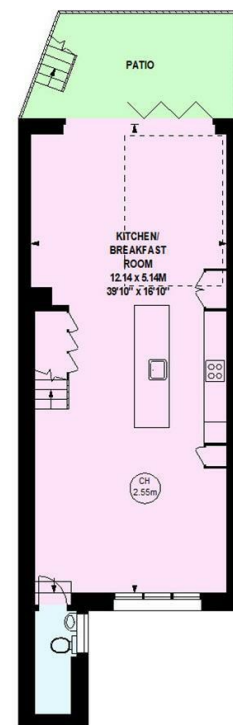
Location



BRIK

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SQ FT

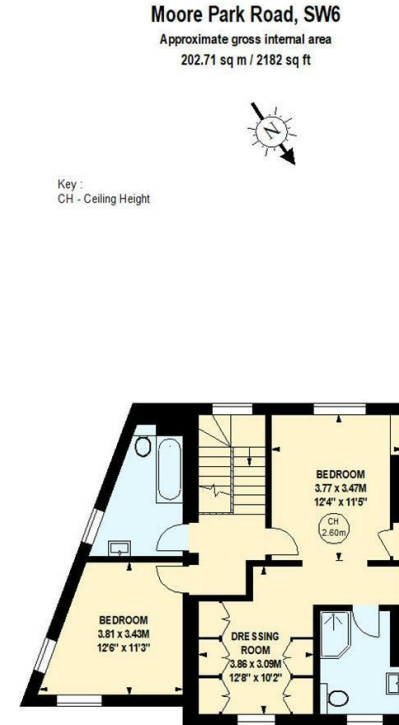
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SQ M



Lower Ground Floor  
690 sqft



Ground Floor  
827 sqft



First Floor  
665 sqft

Moore Park Road, SW6  
Approximate gross internal area  
202.71 sq m / 2182 sq ft



Key:  
CH - Ceiling Height

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.

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