

Britannia Road, SW6

£2,550,000

BRIK





Britannia Road

£2,550,000
FREEHOLD

5 Bed
HOUSE

2,488
SQ FT

231
SQ M

£219,750
STAMP DUTY

An outstanding, extended Victorian house, finished to an excellent specification and located in the popular Moore Park Estate, on the Fulham/Chelsea borders.

This stylish family home is arranged over four floors and extends to just under 2,500 sq ft (231 sq m) of well implemented and balanced living space. The raised ground floor offers a wonderfully bright, dual aspect reception room with wood flooring, a Chesney fireplace and French doors leading out onto a private roof terrace with a view over the garden. To the rear is a separate cloakroom/shower room and plenty of storage for shoes and coats. Stairs lead down to an extended, open plan living space, comprising an additional reception/family room, separate W.C, utility and a 22'1 x 15'9 Poggenpohl kitchen, with a central island, integrated appliances and ample space for dining. Bi folding doors lead out onto a 33ft (10m) South West facing garden. At the end of the garden is a great size studio with an en-suite shower room and mezzanine level which has been strengthened to create a sleeping area if required or a very useful storage space.

The first floor has an elegant master bedroom suite, with ample storage and an en-suite bathroom as well as a further bedroom. There are two further double bedrooms, both with built in wardrobes and a modern family bathroom on the upper floor. There is further potential to add additional living space to the house (Subject to planning). Planning permission was approved in 2014 (now expired) for a sub-basement conversion and a further rear extension on the raised ground floor level. (Ref: 2014/03336/FUL)

Britannia Road is a quiet residential street, due to the bollards at the end of the road, restricting all through traffic. The house is located in the desirable Moore Park Estate and is only a stone's throw from Chelsea. With large square windows and linear terraces the houses in this area 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 and running off the famous Kings Road, 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 cafes, restaurants and underground station (District Line, Zone 2). There is also a David Lloyd gym, Waitrose and a New M&S Food hall are very close by as well as the large open spaces of Eel Brook Common are also only a short walk away. EPC rating - E

- ✓ 5 bedrooms
- ✓ 2 bathrooms and 2 shower rooms
- ✓ 2 reception rooms
- ✓ Open plan kitchen dining area
- ✓ Separate W.C & Utility
- ✓ Roof terrace
- ✓ 33ft SW facing garden
- ✓ Garden studio with en suite
- ✓ Fulham/Chelsea borders
- ✓ Approx. 2,488 sq ft (231 sq m)



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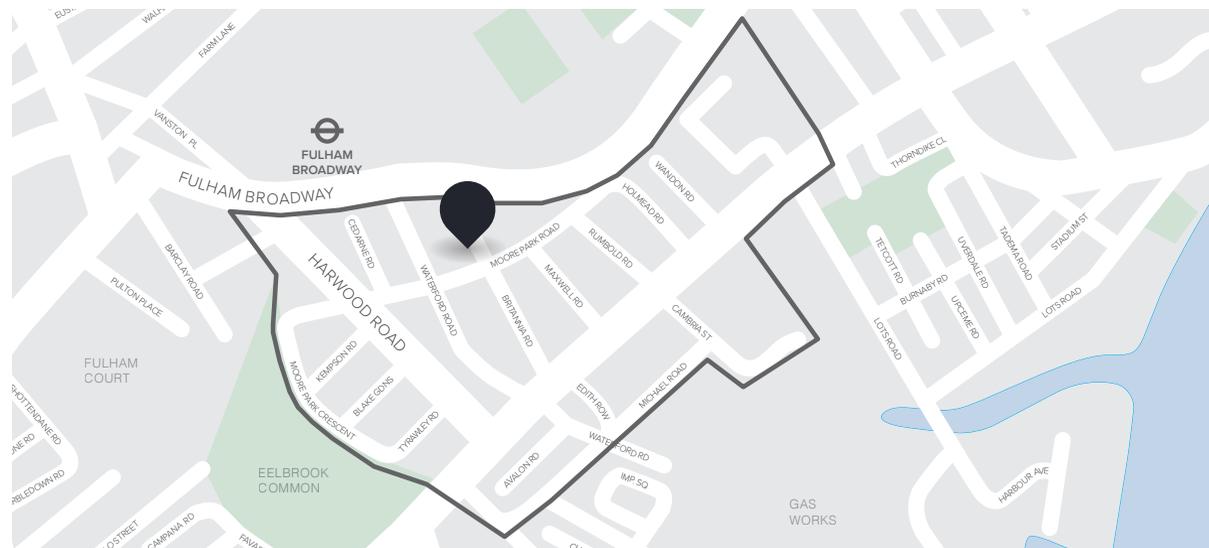
FULHAM AREA GUIDE

Moore Park Estate

Sandwiched between Fulham Broadway with its bars, restaurants and underground station, the famous King's Road and the large open spaces of Eel Brook Common, this area is in high demand. Take a stroll down the nearby section of King's Road and you'll find dozens of high-end designer interior shops lining the route to Chelsea, and marking the path that Chelsea buyers have been treading on their way to Fulham for a decade.

The properties here consist mainly of large, flat fronted three-storey terraces. Good houses are snapped up by families that would certainly have been buying in Chelsea only a few years ago, and younger buyers who can afford the price tag love flats which are so close to the action at Fulham Broadway.

Musgrave Crescent, set on a slight embankment and bordering Eel Brook Common, commands a panoramic view across the park and is one of the prettiest streets in the area. Other great roads are Moore Park Road, Waterford Road and Holmead Road which all have large houses and maisonettes close to Chelsea but at Fulham prices, great transport links and nearby green spaces.



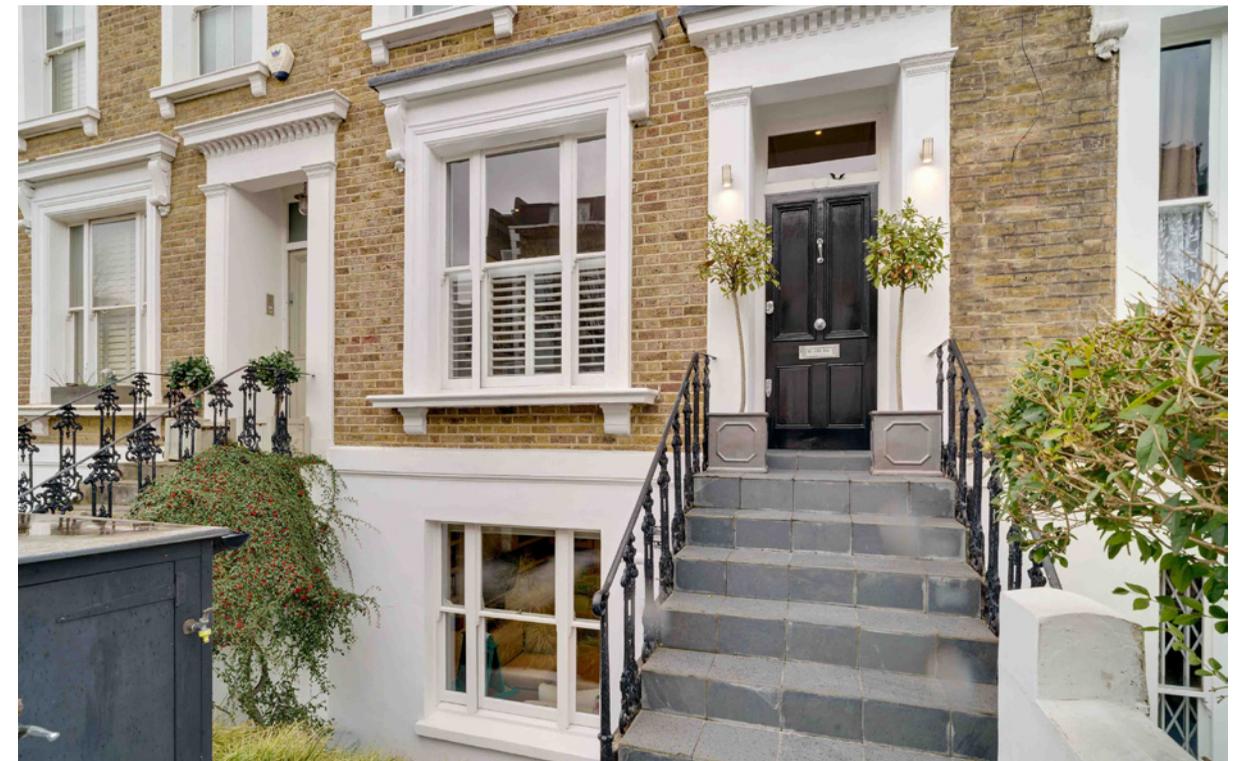
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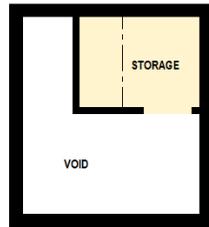
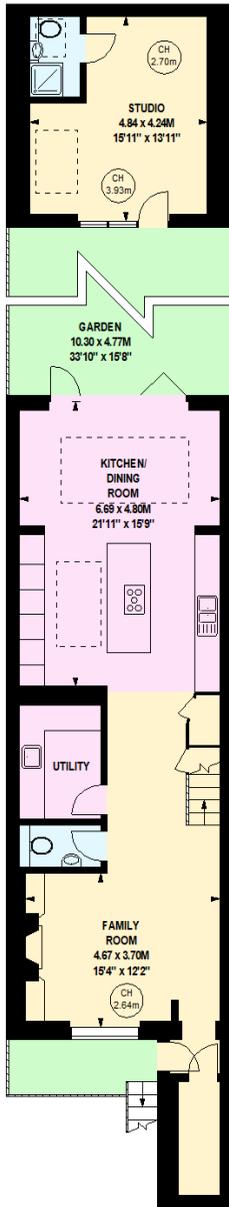
- 🚶 Fulham Broadway (3 mins)
- 🚶 West Brompton (18 mins)
- 🚶 Eel Brook Common (5 mins)

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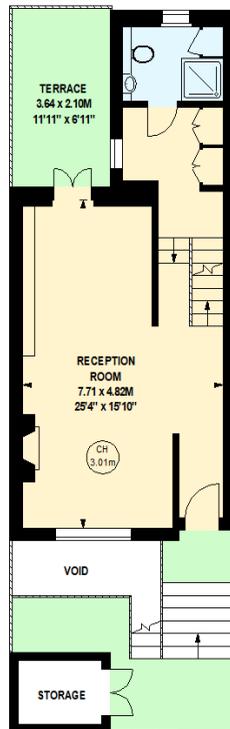
- Property location
- 'Moore Park Estate' area of Fulham

[Read all our Fulham area guides here](#)

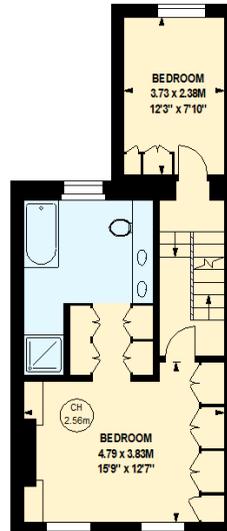




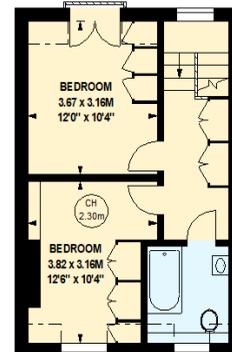
Mezzanine



Ground Floor



First Floor



Second Floor

Lower Ground Floor