



ROWALLAN ROAD

London SW6



ROWALLAN ROAD LONDON SW6

A substantial family home on a sought-after Fulham road, offering excellent living space, a private garden and exciting scope to extend, subject to the usual consents.

			EPC
4	2	1	TBC

Local Authority: London Borough of Hammersmith and Fulham
Council Tax band: F
Tenure: Freehold

Guide price: £1,250,000



BEAUTIFULLY PROPORTIONED AND FILLED WITH LIGHT

Situated on the highly desirable Rowallan Road, this four-bedroom period house offers well-balanced family accommodation, a private rear garden and significant potential to further enhance and extend the property (subject to the usual planning permissions and consents).

The ground floor comprises a generous double reception room with high ceilings, bespoke shelving and a large bay window, creating a bright and welcoming entertaining space. To the rear, a spacious kitchen/breakfast room opens directly onto the garden, providing an ideal setting for family life and indoor-outdoor entertaining.





SPACIOUS AND VERSATILE ACCOMMODATION

The upper floors offer four bedrooms arranged over two levels, including a particularly impressive principal bedroom on the top floor with an en suite shower room. Two further double bedrooms and an additional bedroom are served by a family bathroom, providing flexible accommodation for growing families, guests or home working.

A notable feature of the property is the opportunity to increase the existing accommodation, with neighbouring properties having undertaken extensions and loft enhancements, presenting an exciting opportunity for incoming purchasers to add further value and tailor the home to their own requirements (subject to planning permission and all necessary consents).

Please Note: We have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.

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PERFECTLY POSITIONED IN THE HEART OF FULHAM

Rowallan Road is a sought-after residential street in the heart of Fulham, ideally positioned to enjoy the excellent amenities, independent cafés, restaurants and shops of Fulham Broadway, Parsons Green and West Brompton.

The area is exceptionally well connected, with a range of transport links providing access to Central London and beyond. Residents also benefit from proximity to a number of highly regarded local schools, together with attractive green spaces, leisure facilities and a strong sense of community, making the location particularly appealing to families and professionals alike.





(Including Basement / Loft Room)
Approximate Gross Internal Area = 133.78 sq m / 1,440 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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