



FULHAM PALACE ROAD, LONDON, SW6
OIEO £2,500,000

Carter Jonas

FULHAM PALACE ROAD, LONDON, SW6

A fabulous opportunity to acquire a stand-out, extended, wider than average five double bedroom house positioned on a large corner plot on one of Fulham's most sought-after roads. On the ground floor, there is a reception room with high ceilings, a dining room, both with bay windows, a guest WC, a large tanked utility and plant room. The hub of the house is a fabulous kitchen family room with stunning Charles Hurst Kitchen. Bifold doors open to a beautiful South West facing garden with useful door leading Doneraile Street. Originally refurbished by our clients, they have completed a number of upgrades to the property including repointing, garden landscaping, full redecoration inside and out and an electrical upgrade including low voltage lighting. This stunning home has a contemporary feel, whilst retaining beautiful original features, including cornicing in the reception and dining rooms, tessellated flooring in the hallway and a fire place in the reception room. Further benefits include double glazed wood sash windows in most rooms, a Sonos sound system and ample storage throughout. On the first floor is the principal bedroom and ensuite shower room, two further double bedrooms and a family bathroom with a separate shower. On the top floor are the fourth and fifth double bedrooms, both with en-suites.

Putney Bridge tube is only 0.6miles (District Line). Regular bus services to Putney, Hammersmith Broadway and the West End operate on Fulham Palace Road. Fulham Palace, Bishops Park with its tennis courts, the Thames Tow Path, and the Craven Cottage riverside development with its restaurants, bars are nearby.

AMENITIES

- 5 Bedrooms
- 2 Reception Rooms
- 4 Bathrooms
- Fabulous South West Facing Garden
- In excess of 3,000 sq ft

TENURE Freehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND D

A FABULOUS STAND-OUT, EXTENDED, WIDER THAN AVERAGE FIVE DOUBLE BEDROOM HOUSE WITH STUNNING SOUTH WEST FACING GARDEN.



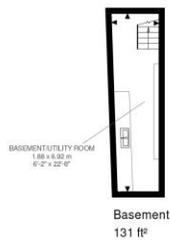




Ground Floor
1177 ft²

First Floor
976 ft²

Second Floor
904 ft²



Basement
131 ft²

Fulham Palace Road, SW6

Approximate Gross Internal Area
296.34 SQ.M / 3190 SQ.FT
(INCLUDING EAVES STORAGE)
EAVES STORAGE: 11.86 SQ.M / 128 SQ.FT
EXCLUSIVE TOTAL AREA 284.48 SQ.M / 3062 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
B (81-91)			
C (69-80)			78
D (55-68)		65	
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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