



A four bedroom modernised house, located on Sherbrooke Road in the heart of Fulham

Sherbrooke Road, London, SW6

£1,300,000 Freehold



• No chain • Ideal for home-working and entertaining • Air conditioned ground floor and two bedrooms • Exceptional design and finish • Private south facing garden

Location

Sherbrooke Road is a quiet, tree-lined road situated in between Munster Road and Dawes Road, just north of Fulham Road. The property is conveniently located for the many shops, cafes and restaurants in Fulham Broadway, Parsons Green and along the Munster Road. Parsons Green underground station is approximately 0.6 miles away.

About this property

Finished to impeccable standards, this four bedroom house is set over three floors, offering the perfect space for family living. The ground floor comprises a double reception room, leading to the fully extended, open plan kitchen dining area with Velfac double doors opening out onto the south facing hardwood decked patio. The floor is flooded with natural light from the bay windows at the front of the property, to the large overhead skylight and glass doors to the rear. A great space for entertaining.

The current owners' flare for contemporary living is demonstrated throughout the house with many additional features. The reception room benefits from solid hardwood oak flooring, Daikin air conditioning, a built in home cinema surround speaker and subwoofer system. Further to this, the bespoke kitchen is fitted with Miele appliances, a Falcon range, Bose surround speaker system and a polished concrete floor with underfloor heating. The heating is controlled by Nest.

Three bedrooms and the family bathroom are located on the first floor. However, two of the bedrooms currently have alternative uses. The bedroom to the front of the house is used as an office with air-conditioning, and the bedroom to the rear is a dressing room. The principal bedroom with en-suite bathroom and eaves storage is air-conditioned, and found on the second floor. The bespoke en-suite bathroom has underfloor heating and a built in shower TV.

Tenure

Freehold

Local Authority

Hammersmith and Fulham London Borough Council, Town Hall

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Bishops Park Office.

Telephone: +44 (0) 207 578 9050.





Sherbrooke Road, London, SW6
Gross Internal Area 1349 sq ft, 125.32 m²

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Sherbrooke Road, SW6

Gross internal area (approx) 125.32 sq m / 1349 sq ft

Eaves Storage Area (approx) 5.48 sq m / 59 sq ft

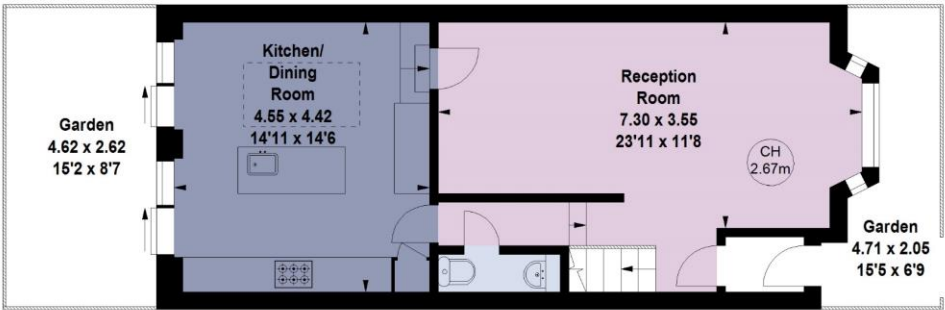
Key :
CH - Ceiling Height



First Floor




Second Floor



Ground Floor

For Identification Only. Not To Scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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