



A beautifully presented four bedroom family home  
located on Oxberry Avenue in Fulham.

Oxberry Avenue, London, SW6

£1,895,000 Freehold





Victorian property • Excellent transport links • Roof terrace •  
Sought after location • Oak flooring throughout

### Local Information

Oxberry Avenue is located off the popular Fulham Road taking advantage of the local amenities (cafes, restaurants, shops and excellent transport links) located there. The property is located approximately 0.4 miles from Putney Bridge Underground Station, running on the District Line.

The area has an excellent selection of nursery, primary and secondary schools including Fulham Prep and Parsons Green Prep.

### About this property

The ground floor comprises a large open plan kitchen/dining room, along with a separate reception area creating the perfect space for entertaining. Bi-folding doors then access a beautifully presented patio garden. The ground floor further benefits from plenty of storage space under the stairs.

On the first floor you will find a second reception room and guest bedroom. There is also a utility room with guest W.C. to the rear. The second floor offers two generous double bedrooms and a family bathroom and a walk-in shower room, along with an impressive west facing roof-terrace over-looking Bishops Park located on the half landing. The top floor hosts the principal bedroom with modern en suite

bathroom and a bright study area on the top floor landing.

### Tenure

Freehold

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Fulham Office.  
Telephone: +44 (0) 207 731 9400.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+) <b>A</b>		A horizontal bar chart with seven bars of increasing length and decreasing energy consumption, labeled A through G. The current rating of 65 is indicated by a yellow arrow pointing to the 'D' bar, and the potential rating of 81 is indicated by a green arrow pointing to the 'A' bar.	<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs		<b>65</b>	
England, Scotland & Wales		EU Directive 2002/91/EC	