



A new build two/three bedroom Mews house located within the Moore Park estate, within easy reach of Fulham Broadway.

Moore Park Road, London, SW6

£1,850,000 Freehold



- Flexible living space
- High specification finish
- Unique property
- Moments from Eel Brook Common
- Excellent transport links

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### Tenure

Freehold

### Description

On entering the property you will find a wide entrance hallway, with inviting double doors leading you to an impressive reception room that could also be used as a third bedroom. There is also a modern shower room finished in marble located on the ground floor. An architecturally designed staircase leads you down to arguably the properties greatest selling point, the vast open plan kitchen/reception room measuring 33'9 x 17'11 with a separate dining space and impressive sliding glass doors out to the patio garden. This creates a really exciting space for entertaining that other properties in the Fulham area will struggle to compete with. The kitchen features a large kitchen island with plenty of work space and Bosch appliances. There is also a cleverly configured utility room to the rear of the property with a guest W.C.

The main sleeping accommodation is located on the top floor, consisting of a two large double bedroom with en-suite bathrooms. Both have plenty of built in wardrobes and feature vaulted ceilings creating a wonderful feeling of light and space. The entire property is also finished in a light oak flooring throughout.

### Location

Moore Park Mews is a carefully crafted development of four houses peacefully located just off Moore Park Road, close to the border with Chelsea. Each house has exposed concrete ceilings in the day rooms, solid Junkers wood flooring throughout and bespoke marble bathrooms. The houses are moments from Eel Brook Common, which has courts, pitches and beautiful open spaces. Fulham Broadway Underground station and ample choice of shopping and amenities on Fulham Broadway, the New Kings Road and the Kings Road are all located very close by.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request

### Viewing

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

Telephone: +44 (0) 207 731 9400.



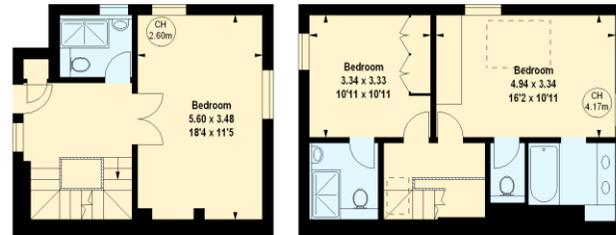


**Moore Park Road, SW6**

Approximate gross internal area

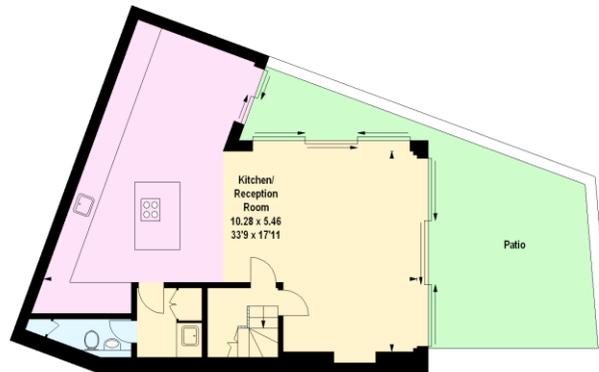
148.83 sq m / 1602 sq ft

Key :  
 CH - Ceiling Height



**Ground Floor**

**First Floor**



**Lower Ground Floor**

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	88
(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>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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