



# A beautifully presented family house with exceptional views over Eel Brook Common.

**Musgrave Crescent, Fulham, London, SW6**

Guide Price £3,650,000 Freehold









Totally renovated by the current owners • Exceptional views across Eel Brook Common • Air-conditioning and state-of-the-art Audio Visual • Fully converted basement living space • Inviting open plan hallway

#### Local Information

Musgrave Crescent is regarded as one of the finest streets in Fulham. It is conveniently located for the underground station at Fulham Broadway (approximately 0.3 miles) and many excellent shops (including Wholefoods and Waitrose) and restaurants.

There are many highly sought after nurseries and schools in the area, making this a particularly desirable spot for families.

#### About this property

This stunning four bedroom family house has been totally renovated and finished to the highest standard by the current owners with bespoke joinery throughout. The ground floor has a wonderfully wide entrance hall leading to an elegant reception room with floor to ceiling glass doors opening on to a pretty balcony overlooking the garden.

The lower ground floor has a study/play/dining area, a utility room and temperature controlled wine cellar. To the rear is a superb kitchen/dining/family room with bespoke kitchen including integrated Miele appliances and bi-fold doors opening on to a delightful patio garden.

Upstairs is an impressive principal suite with air-conditioning and fantastic views over Eel Brook Common. There are three further

bedrooms (1 en suite) and a shared shower room.

The property further benefits from integrated air-conditioning throughout the house and state of the art AV including Control 4 system and cctv for front hall and gate. The gated front garden gives privacy and security and being parkside there is ample parking.





**Tenure**  
Freehold

**Local Authority**  
Hammersmith and Fulham  
London Borough Council

**Council Tax**  
Band = G

**Energy Performance**  
EPC Rating = C

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







Musgrave Crescent, Fulham, London, SW6  
Gross Internal Area 2849 sq ft, 264.7 m²

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Approximate Area = 259.1 sq m / 2789 sq ft  
Eaves = 5.6 sq m / 60 sq ft  
Total = 264.7 sq m / 2849 sq ft  
(Of which 8.9 sq m / 96 sq ft is restricted head height)  
Balconies & Terrace Areas = 3.4 sq m / 37 sq ft  
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	
(69-80)	C	
(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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