



An attractive four bedroom Lion house on the Prestigious Peterborough Estate

Coniger Road, Fulham, London, SW6

Guide Price £2,450,000 Freehold



Local Information

Situated on the prestigious Peterborough Estate the house is close to all the boutiques, restaurants and bars along the New Kings Road and Parsons green.

The property is approximately 0.3 miles from the underground station at Parsons Green and there are excellent bus links to Chelsea and the West End.

There are many popular schools and nurseries located nearby including Marie D'Orliac, Kensington Prep and Pippa Pop-Ins. The open spaces of Eel Brook Common, Hurlingham Park and South Park offer play areas and tennis courts.

About this property

This property offers light rooms with wood flooring throughout. The ground floor layout is perfect for both family life and entertaining. To the front is a spacious reception/dining room with an attractive fireplace and beautiful ceiling detail. French windows open to the side access leading to the garden, a perfect place for keeping bikes and scooters. To the rear is a stylish kitchen with stone floor and plenty of room for dining. Glass doors open to a fully decked south-west facing garden, ideal for al fresco dining.

The lower ground has a family room, shower room and useful utility room.

The principal bedroom suite is on the first floor and benefits from excellent storage and a sizeable bathroom. There is a further double bedroom with fitted cupboards and a family bathroom on this floor.

On the second floor are two double bedrooms, both with fitted cupboards and access to a shared bathroom.

The property could be extended subject to the usual planning consents.

Tenure

Freehold

Local Authority

Hammersmith and Fulham
London Borough Council

Council Tax

Band = H

Energy Performance

EPC Rating = E

Viewing

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

Telephone: +44 (0) 207 731 9400.





Coniger Road, Fulham, London, SW6
Gross Internal Area 2006 sq ft, 186.4 m²

Robert Sanderson
Fulham
+44 (0) 207 731 9400
rsanderson@savills.com



Approximate Floor Area = 186.7 sq m / 2010 sq ft
(Of Which 1.3 sq m / 14 sq ft is restricted head height)
Balcony Area = 1.0 sq m / 11 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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