



Britannia Studios

SW6



An enchanting period studio house on the Fulham/Chelsea border with outstanding lateral space and off-street parking



Accommodation summary

- Entrance hall
- Kitchen/dining/reception room
- Playroom with adjoining shower room
- Gym
- Utility room
- Cloakroom with shower
- Drawing room
- Study
- Master suite with bedroom, dressing room and bathroom
- 4 double bedrooms
- 3 bath/shower rooms
- Store room
- Roof terrace
- 1 off street parking space
- Patio garden
- Communal garden





Britannia Studios

Britannia Studios is an enchanting semi-detached building, that occupies a corner position inside the mews. Originally the mews was where taxi carriages were made. There are only three studios within the mews, set around a splendid communal garden. Britannia Studios is the only 'original warehouse' of the three. The property is set primarily over two floors with one third floor room at either end. There are two entrances into Britannia Studios, one leading through from the parking area into the hall via a lobby, which is currently used as a gym. The other, a more formal entrance, leads straight into the impressive reception hall.

The lateral reception space, which is one of the finest features of the property, is set over two floors. On the ground floor the open plan kitchen/dining/sitting room is the focal point as it extends to just under 49 ft (14.8

metres). This space is flexible; it is ideal for entertaining (and has been known to seat 40 for dinner) and yet equally practical for 'every day' family life. The second reception room, adjacent to the kitchen, was once an indoor swimming pool and is now used as a playroom.

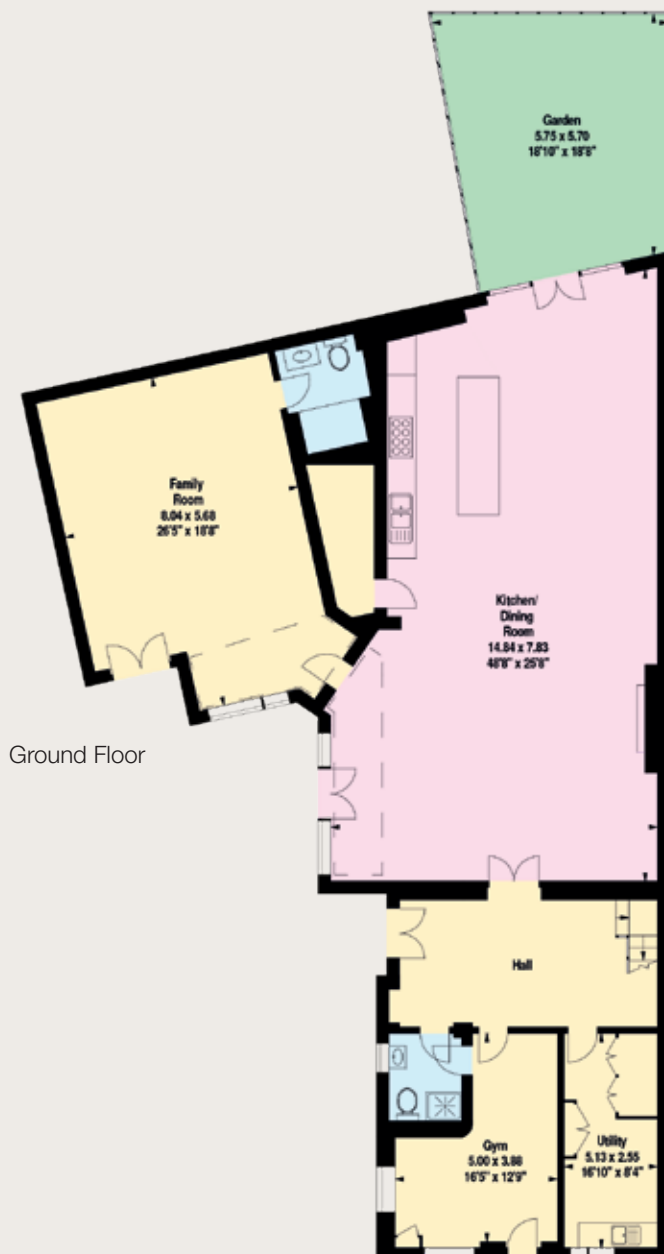
On the first floor there is a breathtaking double height drawing room. This room has an open fireplace, two floor to ceiling sash windows and exaggerated doorways. The accommodation is set either side of the drawing room. The master suite, which has east facing double glazed sash windows, a walk-in wardrobe and an en suite bathroom, is self-contained. There are four additional double bedrooms, one of which leads out to the roof terrace.

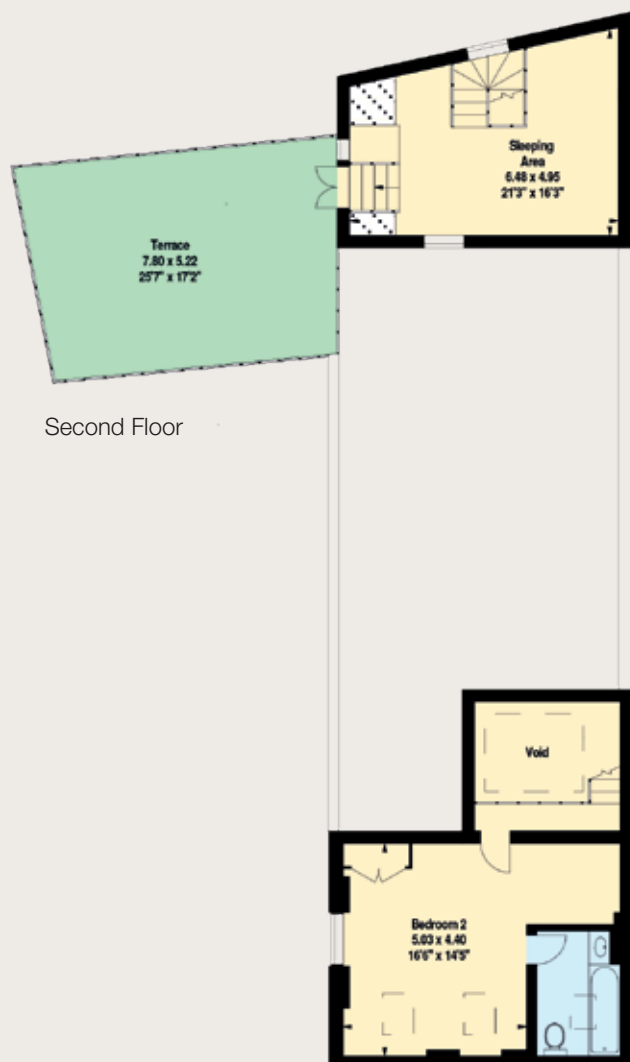
Britannia Studios has a patio garden accessed from French windows in the kitchen and also off-street parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	

Gross Internal Area (approx)
Britannia Studios: 479.8 sq.m (5164.5 sq.ft)
 Restricted Head Height (approx) 3.2 sq.m (34.5 sq.ft)
 Total internal area (approx) (Including Restricted Head Height)
 483 sq.m (5199 sq.ft)

For identification purposes only. Not to scale.





Location

Britannia Studios is a discreet mews, accessed via a private, gated archway off Britannia Road, between New Kings Road and Fulham Broadway. The position of the Studios, on the border of Fulham and Chelsea is ideal for those who desire access into Central London and out to the West and M25.

The location affords convenient access to the vibrant shopping area around Fulham Broadway and to picturesque Parsons Green, which has an abundance of boutique shops, restaurants, delicatessens and coffee shops. The green spaces of Eel Brook Common, Parsons Green and South Park make the area a particularly attractive place to live. The New Kings Road provides a link between Fulham and Chelsea and offers a wider range of shops and amenities.

Schooling is one of Fulham's main advantages. For a list of local nursery, prep and secondary schools please contact the agent.

The nearest tube stations to the property are at Fulham Broadway (district line) and Parsons Green (district line). There are a number of bus routes running from the New Kings Road and Fulham Broadway into central London.

Tenure

Britannia Studios: Leasehold 999 years from April 1985, with share of freehold.

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